



CITY OF AUGUSTA, GEORGIA

YEAR 2015-2019 Consolidated Plan and 2015 ACTION PLAN

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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Purpose of Action Plan

The Augusta-Richmond County Consolidated Plan for 2015-2019 serves two purposes. First, the Consolidated Plan is a plan outlining the local strategy to address needs in the areas of community development, economic development, housing, and homelessness. The Consolidated Plan includes background information on Augusta-Richmond County, a housing and community development strategy for the years 2015-19, and a description of the projects to be implemented during the 2015 program year as part of the 2015 one-year Action Plan. Second, the Consolidated Plan serves as the grant application for projects funded under the following formula based programs: Community Development Block Grant Program (CDBG), Emergency Solutions Grant Program (ESG), the HOME Investment Partnership Program and Housing Opportunities for Persons with AIDS (HOPWA). Several other federal programs require that funding applications be consistent with an approved consolidated plan. The Consolidated Plan is a requirement of the U.S. Department of Housing and Urban Development (HUD) designed to encourage more coordination of economic and community development activities at the local level, to promote citizen participation, and to simplify the process for obtaining federal funds under HUD programs.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Vision and Objectives

The foundation of the 2015-19 Consolidated Plan is a shared vision of the future of the community. The city's vision is essentially a statement of basic policies that guide housing and community development activities. The vision provides a sense of direction for the community and serves as a reference point for the coordination of programs.

Augusta-Richmond County envisions a future in which all residents have decent and affordable housing, have ready access to educational and economic opportunities, and are served by all the essential public facilities. Neighborhoods will be places where people can live, work and play in relative security. Some neighborhood commercial establishments will provide those products and services needed by residents on a daily basis. Other businesses will provide products and services to markets outside of the neighborhood. Job opportunities will be available within neighborhoods and at other locations in the metropolitan area. Each neighborhood will have its own unique qualities, based on its history, culture and physical characteristics, but will be seen as an integral part of the entire city. Public facilities and services – such as health care, transit, day care and schools – will be used to help residents overcome barriers to housing, employment, and essential needs. The City will implement a five-year strategic plan, the Consolidated Plan, and an annual Action Plan with this vision in mind. The following local objectives will guide the city's efforts:

OBJECTIVES OF 2014 ACTION PLAN AND

FIVE YEAR STRATEGIC PLAN

1. Encourage citizen participation in the planning, implementation, and evaluation of the community development program.
2. Improve the existing housing stock for low and moderate income households.
3. Increase the number of jobs and amount of private capital invested in the city, particularly in the Central Business District and neighborhood commercial areas.
4. Support public facilities and services that contribute to revitalization and provide public facility improvements that support physical development and revitalization.
5. Promote the preservation and restoration of historically significant structures and landmarks in the city.

3. Evaluation of past performance

Departmental Study and Analysis

Population trends and economic conditions impact the decision on where to spend federal dollars in order to support the segment of the population that needs it the most. These economic conditions constantly change however. Therefore it is ever important to have new data on in order to create an effective five year plan and implement it over the course of each year's action plan.

To understand the population and employment trends in and around Richmond County and how this would impact our current CDBG and HOME Programs, the HCD procured the professional services needed to complete a market study. Figure D-1 illustrates the area in which the Market Study was performed the division of the area into three study areas. The Study has been updated to include updated market analysis data for the downtown area's commercial utilization for the façade rehabilitation program.

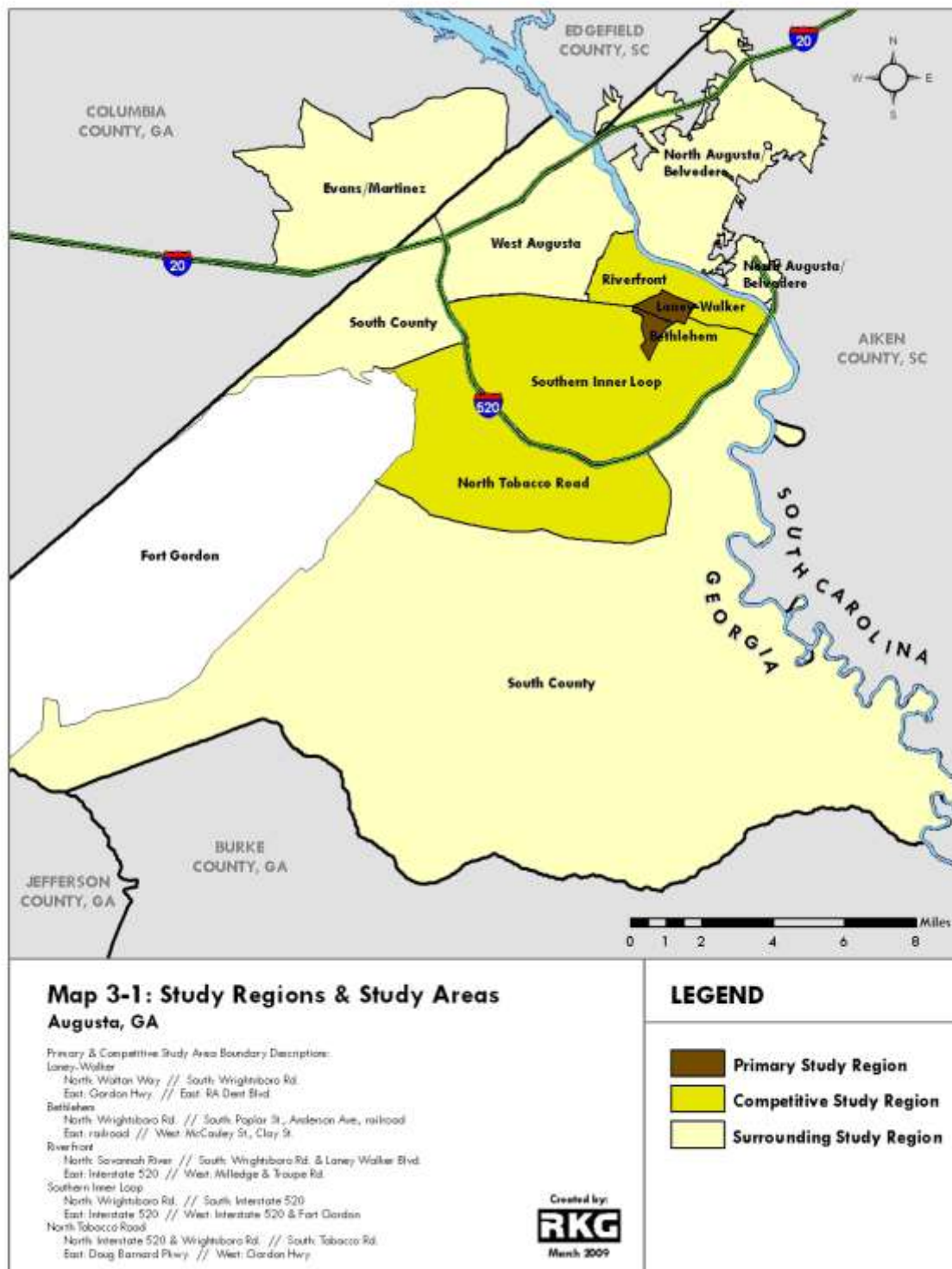


Figure D-1 Study Regions and Study Areas 2009 Augusta, GA

Summary of Major Findings

- The Laney-Walker and Bethlehem neighborhoods (referred to as the Primary Study Region) have lost 35.5% of their population since 1990, while population has increased in those areas of Augusta-Richmond County south of Interstate 520 and in study areas in neighboring counties.
- The Primary Study Region (PSR) historically has remained an African-American community.
- Currently, more than 96% of residents are of African-American decent. The racial mix is more diverse in surrounding neighborhoods, becoming more heavily Caucasian in the furthest study areas.
- The median age in Laney-Walker (38.5 years) and Bethlehem (40.3 years) is noticeably higher than in any of the competitive study areas. This is due, in part, to the comparatively affordable and price stable housing options in the PSR, which allows local residents to more easily age in place.
- The Primary Study Region has experienced a net decline of approximately 1,100 households since 1990, accounting for a net 35% loss from the base year total. This decline is contributing to the supply of vacant housing in the area. In contrast, the close-proximity competitive study areas have experienced stability in number of households, maintaining a steady occupancy rate.
- Areas not considered competitive, but located near the Primary Study Region, are showing an increase of households due to concerted development efforts.
- Both the Laney-Walker and Bethlehem neighborhoods have median household income levels approximately 60% below the Augusta-Richmond County level of \$41,083. However, there are small but significant portions of Laney-Walker (16.0%) and Bethlehem (15.7%) with household income levels at or above the City-County median.
- Residents in the Primary Study Area have comparatively lower education attainment levels than the competitive study areas. Almost half of the over 24-year-old population in these neighborhoods have not completed high school.
- In addition, competitive study areas located in close proximity to the hospitals downtown and Fort Gordon, have the highest percentages of residents with some level of post-secondary education, nearly tripling that of residents in Laney-Walker or Bethlehem.
- There is a high level of unemployment in the PSR (21.8%). In contrast, areas deemed competitive have a 15.3% rate and surrounding areas are at 10.2%. This disparity is likely indicative of minimal job growth and an undereducated workforce.

- Nearly one-quarter of the 84,500 jobs in Augusta-Richmond County are in the health care and social assistance economic sector. The Medical College of Georgia (MCG), University Hospital and the Medical College of Georgia Health System are all located near the Primary Study.
- Region, and account for approximately 11,000 jobs. Other large employers include the County government (2,612 jobs), FPL Food (500 jobs), and Thermal Ceramics (444 jobs).

Summary of Population Trends and Projections

Half of the population (52.1%) in Augusta-Richmond County resides inside the Bobby Jones Expressway (I-520). However, this area has been experiencing a slow decline since 1990, when it accounted for 60% of all City-County residents. The shift away from this portion of the City-County has been particularly strong in the Primary Study Region, which has lost 35.5% of its population. The Bethlehem neighborhood has seen a slightly greater percentage loss than the Laney-Walker neighborhood during this time. The steady decline in population in the Primary Study Region from over 7,000 residents to less than 5,000, has contributed to the increase in vacant housing units.

In comparison, the Surrounding Study Region has experienced a net increase in population since 1990. The highest population growth rates have occurred in the South County and Evans/Martinez areas with each study area experiencing rates of nearly 40%. Anecdotal information provided by local real estate professionals indicates that much of this growth is due to new housing starts. Columbia County has instituted regulatory measures to concentrate development in select areas such as Evans and Martinez.

The disparity in population trends between the established neighborhoods and outlying areas can be largely attributed to the availability of developable land. Areas located around and including Laney-Walker and Bethlehem generally are built out. As a result, very little large-scale development has occurred in this area. This has created opportunities for growth to occur in nearby study areas such as Evans/Martinez, North Augusta/Belvedere and South County.

The aging housing stock in areas such as Laney-Walker and Bethlehem is not competitive with the modern amenity-laden units in these new subdivisions. Furthermore, the lack of investment and upkeep in neighborhoods like Laney-Walker and Bethlehem has led to concentrations of blight, hurting the potential of these areas.

Current population trends in almost every study area are projected to continue over the next five years, albeit at slower rates. Laney-Walker and Bethlehem are both projected to lose more than 10% of their respective current populations, equating to an annual percentage loss of nearly 1%. However, recently completed public capital projects along Laney-Walker Boulevard, the development of the new judicial center along Walton Way, and the investments made by various local Community Housing Development Organizations (CHDOs) have improved the potential for attracting new residents and spurring new

housing projects in the Primary Study Region. One such project, The Enclave on James Brown, is currently underway and has its first few homes complete.

The population growth rate is projected to increase in the Evans/Martinez area. Meanwhile, other study areas are expected to experience slowing growth rates. Evans/Martinez is projected to experience a net increase of 7,200 individuals between 2008 and 2013. This year-over-year annual projected growth rate (2.6%) is greater than any previous rate in the area dating back to 1990. Through interviews conducted with local employers, the Consultant ascertained that a sizable portion of Augusta's workforce currently resides in areas west of downtown including Columbia County. It is likely that Augusta's workforce will continue to locate to Columbia County as housing development continues to take advantage of the newer housing and relatively short commute. Table D2-1 illustrates the anticipated population trends for the city of Augusta and the surrounding areas.

**Table D2-1
Population Trends & Projections, 1990-2013**

	POPULATION				NET CHANGE			ANNUAL PERCENT CHG		
STUDY AREA	199	2000	2008	2013	90-00	00-08	08-13	90-00	00-08	08-13
Primary Study region	7,294	5,362	4,707	4,496	(1,932)	(655)	(211)	-3.0%	-1.6%	-0.9%
Laney-Walker	4,476	3,395	2,964	2,830	(1,081)	(431)	(134)	-2.7%	-1.7%	-0.9%
Bethlehem	2,818	1,967	1,743	1,666	(851)	(224)	(77)	-3.5%	-1.5%	-0.9%
Competitive Study Region	99,653	99,081	93,443	91,568	(5,720)	(5,638)	(1,875)	-0.1%	-0.7%	-0.4%
Riverfront	19,907	19,237	17,443	17,112	(670)	(1,628)	(497)	-0.3%	-1.1%	-0.6%
Southern Inner Loop	46,514	42,827	40,050	39,124	(3,687)	(2,777)	(926)	-0.8%	-0.8%	-0.5%
North Tobacco Rd	33,232	37,017	35,784	35,332	3,785	(1,233)	(452)	1.1%	-0.4%	-0.3%
Surrounding Study region	142,590	164,013	176,740	185,313	21,423	12,727	8,573	1.4%	0.9%	1.0%
West Augusta	39,898	40,111	40,696	40,513	213	585	(183)	0.1%	0.2%	-0.1%
South County	42,874	55,221	59,079	59,673	12,347	3,858	594	2.6%	0.8%	0.2%
Evans/Martinez, GA	37,408	45,476	51,866	59,102	8,068	6,390	7,236	2.0%	1.7%	2.6%
North Augusta/Belvedere, SC	22,410	23,205	25,099	26,025	795	1,894	926	0.3%	1.0%	0.7%

Source: ESRI Business Analyst & RKG Associates, 2009

Population Trend Chart

4. Summary of citizen participation process and consultation process

Citizen Participation and the Consolidated Plan

Citizen participation was an integral part of the Consolidated Plan planning process. Augusta-Richmond County afforded citizens and others an opportunity to provide input in a number of ways. Public Notice was posted in each of the city's local publications (Augusta Chronicle and Metro Courier) as well as on the city's website (www.augustaga.gov). A Public Meeting was held in the course of developing the Consolidated Plan on October 22nd, 2014. The purpose of the meeting was to obtain input on housing and community development needs, provide an overview of the CDBG, ESG, and HOME programs, and solicit project proposals for inclusion in the 2015 Action Plan portion of the Consolidated Plan. People attending the meetings had the opportunity to receive information and to review and submit comments on the content of the Plan, including the proposed activities, amount of assistance to be received, and plans to minimize displacement or assist those displaced by activities.

Augusta Housing and Community Development published a Notice to the Public for Public Hearing in the *Metro Courier* on October 2nd, 2014 and the *Augusta Chronicle* on October 3, 2014 regarding the 2015-19 Consolidated Plan. The comment period extended from October 2nd, 2014 to November 3rd, 2014 with a Public Meeting held on October 22nd, 2014.

5. Summary of public comments

The comments/questions received at the Public Meeting included:

Question: A request of dates for the next application workshop to apply for funding for a Personal Care Home (PCH) to provide Shelter plus Care.

Answer: Although the application workshop for FY2014 funding had already taken place, we were able to assure that the workshop for FY2015 funding will take place early in the calendar year and will be advertised via the city's website, social media and local newspapers.

Questions: A question regarding funding reserves or set-asides for applicants throughout the calendar year.

Answer: Augusta-Richmond County does not reserve funds for future projects after making grant awards. However, funding can be reprogrammed during the calendar year to eligible applicants to ensure fiscal year funds are expended.

Public Review Period for Draft Annual Action Plan

The City made the Proposed Consolidated Plan available to the public for the required 30-day review by publishing a notice in the Augusta Chronicle and the Metro Courier newspapers. Citizens also have the opportunity to offer comments on the web via the city's established email (hcd_feedback@augustaga.gov). The deadline for public comment was November 3rd, 2014. However, no written public comments or submissions were received via email in response to these notifications and publications.

6. Summary of comments or views not accepted and the reasons for not accepting them

No comments or views were not accepted during the Consolidated Planning process.

7. Summary

Augusta, Georgia, located in the east central section of the state, is approximately 150 miles east of Atlanta on Interstate 20. The Savannah River serves as the boundary between Augusta and South Carolina. Augusta's current population is about 200,000. Neighboring Columbia County is home to about 100,000. Along with several other Georgia and South Carolina counties, the region is known as the Central Savannah River Area, (CSRA) and is home to approximately half a million people. Augusta is Georgia's second oldest and second largest city, and is perhaps best known as home of the Masters Golf Tournament held the first full week in April. The area is also a center for medicine, manufacturing, and military.

In 1996 the City of Augusta consolidated with Richmond County to form Augusta-Richmond County. This consolidated governing body consists of a Mayor and 10 Augusta-Richmond County commissioners. Augusta-Richmond County is one of only three consolidated governments in Georgia.

The current composition of the Augusta – Richmond County government has set forth a 3-prong approach to developing the vision of the community: a "Commission Vision," "Operation Vision," and "Community Vision."

Commission Vision

- Develop a team-centered approach to problem-solving emphasizing effective communications with citizens and among elected officials, as well as establishing continuity of purpose and action for the commission.
- Establish a focus that is city-wide, focusing on the "whole" of Augusta being more than the sum of its individual parts, neighborhoods, or districts.
- Create an environment of respect and trust between commissioners, staff, and the citizens.
- Seek ways to reach out and spread the word regarding the "good news" about Augusta.

Operations Vision

- Create a culture of Performance Management that focuses on assessment and improvement, driven by standards and accountability, and using technology as a critical and essential tool to enhance processes.
- Develop a strategic plan featuring goals that are designed to drive Augusta forward by making the most of business assets, historical heritage, natural resources and local commitment and talent.
- Build budgets that seek new sources of revenue while rewarding excellence and creativity, encouraging fiscal responsibility, and seeking new sources of revenue to mitigate budget challenges in difficult times.
- Establish a citywide culture of customer service at all levels of local government, so that every employee and official considers customer service to be their highest responsibility.

Community Vision

- Seek means for Augusta to be nationally-recognized as a global destination of excellence and known as the premier and most talked-about mid-sized city in the country.
- Build our community and tax base by emphasizing economic development and livable, sustainable communities that can grow while protecting our valuable natural resources.
- Focus on “One Augusta” that celebrates our geographic, socio-economic, and racial diversity as strengths, using them as leverage to build partnerships that will make Augusta a place for people of all backgrounds to live, work, play, and prosper.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	AUGUSTA	Augusta Housing and Community Development Dept.
HOPWA Administrator	AUGUSTA	Augusta Housing and Community Development Dept.
HOME Administrator	AUGUSTA	Augusta Housing and Community Development Dept.
ESG Administrator	AUGUSTA	Augusta Housing and Community Development Dept.

Table 1 – Responsible Agencies

Lead Agency

The Augusta Housing and Community Development Department (AHCDD) is the lead agency in the development of the Consolidated Plan and the implementation of Plan projects in Augusta-Richmond County. The department has over twenty years of experience in administering Augusta's housing and community development programs. As a result, the department has well-established relationships with neighborhood groups, nonprofit organizations, financial institutions, developers, and social service agencies involved in community development.

The department has a staff of twenty-two, and is divided into two areas: Housing and Programs. The Housing group coordinates HOME-financed housing rehabilitation and new construction projects, and offers down payment assistance to low- to moderate-income first-time homebuyers. This division also administers the Housing Opportunities for People with Aids (HOPWA) Program, which is designed to offer a series of housing services to people who are suffering from HIV/AIDS. The Programs division is concerned with public improvements, development, and public and nonprofit service delivery affecting low- and moderate-income areas and manages the Community Development Block Grant (CDBG) Program. It also manages any project funded under the Emergency Solutions Grant (ESG) Program. The Programs division also provides assistance to businesses and promotes economic revitalization and implements the Facade program to renovate storefronts in the targeted areas of downtown Augusta

and South Richmond County. The Programs division works with other economic development organizations and associations to attract new businesses and employment to Augusta-Richmond County.

Written comments may be submitted to Daniel J. Evans, Planning Development Supervisor, in care of:

Hawthorne Welcher, Jr., Interim Director

Augusta Housing and Community Development Department

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Consolidated Plan Public Contact Information

Any comments received will be presented to the Augusta – Richmond County Commission for consideration.



PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The Consolidated Plan represents an application to HUD for entitlement funds under four entitlement programs as well as a housing and community development policy and planning document.

The four HUD entitlement programs are: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant [formerly the Emergency Shelter Grant] (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). As part of the 2015-2019 Consolidated Plan development process, Augusta - Richmond County undertook an extensive outreach program to consult and coordinate with various departments, housing and community service providers, and other entities with a potential interest in or knowledge of the Augusta - Richmond County's housing and non-housing community development issues. The following sections discuss the methods by which Augusta - Richmond County consulted with service providers, in addition to how staff that developed and followed this citizen participation process emphasized the participation of persons of low- and moderate-income.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Augusta reached out to various public agencies/entities and service providers including the following:

- Nonprofit service providers that cater to the needs of low and moderate income
- Households and persons with special needs, including persons with disabilities;
- Affordable housing providers;
- Housing advocates;
- Housing professionals;
- Public agencies (such as school districts, health services, public works);
- Economic development and employment organizations; and Community groups.

These and other specific agencies received a direct mailing explaining the Community Needs Assessment questionnaire, which was used to help determine top priorities and obtain data in preparation of this Consolidated Plan. The development of the Consolidated Plan also included citizen participation, including public meetings held in the City of Augusta where participants were asked to prioritize the needs in their neighborhoods.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Augusta Housing and Community Development (AHCDD) serves as the lead agency for the Augusta Richmond County Continuum of Care (CoC), in addition to being a grantee funded under HUD's Continuum of Care Competition. AHCDD interacts with people on many levels, thereby impacting their daily lives through child care, education, employment, training, health and human services, homelessness, and housing, all provided through partnerships with local entities. The present day CoC Program resulted from the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH), which consolidated the three separate McKinney-Vento homeless assistance programs (Supportive Housing Program, Shelter Plus Care Program, and Section 8 moderate Rehabilitation SRO Program) into a single grant program. The CoC program is designed to promote community-wide planning and strategic use of resources to: address homelessness; improve coordination and integration with mainstream resources and other programs targeted to people experiencing homelessness; improve data collection and performance measurement; and allow each community to design programs to the particular strengths and challenges within the community.

The goal of AHCDD is to facilitate a unified CoC whose role is to coordinate homeless efforts and is capable of meeting the varied needs of Augusta's homeless residents while at the same time establishing policies and procedures for such. The objective of reducing homelessness is promoted throughout the community by encouraging support from a wide-range of community stakeholders including businesses, community service groups, faith-based agencies, for-profit agencies, local government, neighborhood groups, non-profit organizations, and private foundations.

Significant aspects of the Consolidated Plan development process and implementation of project objectives was a result of meeting and coordinating with the CoC as well as agencies and organizations that serve local residents. These meetings helped identify priority needs and the level of need for various coordinated housing and homeless efforts in Augusta. AHCDD will continue to consult with the CoC where necessary to address the needs of the homeless populations. To ensure the effective and efficient provision of housing and services to homeless individuals and families, the development of the Consolidated Plan also included active citizen participation as described later in the Citizen Participation section. This joint effort has worked successfully in the past, and AHCDD pledges its continuing support of the endeavor.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The ESG program requires coordination among participating agencies. All ESG subrecipients in Augusta are experienced homeless service providers with a demonstrated track record in fiscal management and the provision of housing and supportive services targeted to the homeless. ESG funded agencies have easy access to membership in the Continuum of Care (CoC) and many serve in positions of leadership within the Continuum's new structure. The CoC has over 40 member organizations including homelessness assistance providers, veteran service representatives, victim service providers, Public Housing Agency, Mental Health Agency, formerly homeless individuals, and government organizations. The Continuum of Care meets on a regular basis, sharing information about services among participating agencies and setting funding priorities and policies for homeless.

Augusta, through AHCCD, the ESG grantee, consulted with the CoC to discuss the allocation of ESG funds in ways that:

- Coordinate across regional entitlement jurisdictions by developing and utilizing standardized eligibility and assessment tools;
- Support federal and local goals for priority populations;
- Allow for variations in the program design that responds to the needs and resources of the jurisdiction; and
- Comply with eligibility and verification requirements (HMIS, housing status, homeless definitions, etc.)

Policies and procedures for the administration of HMIS are as follows:

- The Hearth Act makes HMIS participation mandatory for ESG and CoC grantees and sub-grantees
- Designate one or more representatives to serve on the HMIS Steering Committee, the Committee responsible for overseeing the coordinated implementation of HMIS in Augusta - Richmond County. The HMIS Steering Committee meets to review the progress of implementation, identify and resolve problems, update policies and procedures, and to review reports from participants.
- Ensure participating agencies and users receive collaborative-approved training and maintain a process to hear and address issues from users.
- Ensure that accurate data on all persons served and all activities assisted under ESG are entered into the community-wide HMIS.
- Establish a process to review, analyze and report key performance measures on a regular basis.
- Access HUD required reports directly from HMIS. Compare HMIS reports to provider data and confirm all providers have corrected inaccurate data before reporting deadline.

- Using HMIS data, review preventing and ending homelessness results to evaluate the performance toward achieving outcomes in the plan.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

(Please see Table beginning on Next Page...)



Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	AUGUSTA HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	AHA was consulted on aspects of the plan that relate to Public Housing activities.
2	Agency/Group/Organization	ARC LAND BANK
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Augusta Richmond County Land Bank Authority is a critical strategic partner of Augusta Housing and Community Development for the development of strategies to maximize the utilization of publicly owned lands to further efforts of economic development and neighborhood improvement.
3	Agency/Group/Organization	Augusta-Richmond Continuum of Care
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth HOPWA Strategy Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Augusta - Richmond County Continuum of Care was consulted during the Consolidated Planning process on all matters related to homelessness, including the needs of the homeless population, the scope and range of homeless populations in the local community, and the long-term strategies to address these needs and further the efforts to end homelessness locally.
4	Agency/Group/Organization	AUGUSTA RICHMOND COUNTY RECREATION DEPARTMENT
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Augusta-Richmond County Parks and Recreation Department was consulted during the Consolidated Planning process on the needs of public facility improvements in local low-and moderate-income neighborhoods.
5	Agency/Group/Organization	30901 DEVELOPMENT CORPORATION
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	30901 Development Corporation, a local CHDO, consults with AHCDD on matters related to affordable housing development under the HOME program.

6	Agency/Group/Organization	ANTIOCH MINISTRIES, INC.
	Agency/Group/Organization Type	Housing Services - Housing Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Antioch Ministries, a local CHDO and economic development partner, consults with AHCCD on matters related to affordable housing development under the HOME program, and small business development under CDBG.
7	Agency/Group/Organization	AUGUSTA MINI THEATRE, INC.
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Augusta Mini Theatre, Inc. a local arts-based non-profit partner agency, consults with AHCCD on matters related to the needs of youth in the local community, especially at-risk youth, with a focus on educational enrichment activities and supplemental instruction (tutoring, mentoring, etc.)
8	Agency/Group/Organization	Action Ministries
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Action Ministries, Inc. consults with AHCCD on a continual basis on matters related to homelessness and housing needs, as well as strategies to improve the long-term success of persons exiting homelessness in the local community. A staff member from Action Ministries serves on the Executive Board of the local Continuum of Care for the Homeless.
9	Agency/Group/Organization	COORDINATED HEALTH SERVICES, INC.
	Agency/Group/Organization Type	Services-homeless Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Coordinated Health Services, Inc. consults with AHCCD through participation in the local Continuum of Care for the Homeless on matters related to homelessness including the needs of homeless populations, the health needs of the homeless and the health needs of low-income and special needs populations.
10	Agency/Group/Organization	CSRA Business League
	Agency/Group/Organization Type	Services-Children Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CSRA Business League consults with AHCCD on matters related to local economic development, the needs of local small businesses and the needs of youth related to business skill development and educational enrichment.

11	Agency/Group/Organization	CSRA Economic Opportunity Authority, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CSRA EOA, Inc. consults with AHCCD on a continual basis on matters related to homelessness and housing needs, as well as strategies to improve the long-term success of persons exiting homelessness in the local community. As the local SSVF grantee, CSRA EOA also consults with AHCCD on matters related to Veteran homelessness and the needs of at-risk Veteran Populations.
12	Agency/Group/Organization	Family Promise of Augusta, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Family Promise of Augusta, Inc. was consulted during the Consolidated Planning process on all matters related to family homelessness, including the needs of the homeless family population, the scope and range of homeless family populations in the local community, and the long-term strategies to address these needs and further the efforts to end family homelessness locally.
13	Agency/Group/Organization	Hope House Inc.
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Hope House, Inc. Consults with AHCCD through participation in the local Continuum of Care for the Homeless on matters related to homelessness including the needs of homeless populations.
15	Agency/Group/Organization	Laney Walker Development Corporation
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Laney Walker Development Corporation, a local CHDO, consults with AHCCD on matters related to affordable housing development under the HOME program.
16	Agency/Group/Organization	SAFE HOMES OF AUGUSTA, INC.
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	SAFEHOMES, of Augusta, Inc., the primary local provider of domestic violence emergency shelter, counseling and supportive services, consults with AHCDD on a continual basis through its participation in the local Continuum of Care representing the needs of the DV provider community's clientele.
17	Agency/Group/Organization	SALVATION ARMY, AUGUSTA
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Salvation Army Augusta Area Command consults with AHCDD on a continual basis on matters related to homelessness and housing needs, as well as strategies to improve the long-term success of persons exiting homelessness in the local community. A staff member from Action Ministries serves on the Executive Board of the local Continuum of Care for the Homeless.
18	Agency/Group/Organization	SENIOR CITIZENS COUNCIL OF AUGUSTA
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Senior Citizens' Council of Augusta, Inc., the local Area Agency on Aging entity, consults with AHCCD on a continual basis through its participation in the local Continuum of Care representing the needs of the elderly persons in the local community.
19	Agency/Group/Organization	St. Stephen's Ministry, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with HIV/AIDS Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	St. Stephen's Ministry, Inc. Consults with AHCCD through participation in the local Continuum of Care for the Homeless on matters related to homelessness and Persons Living With HIV/AIDS (PLWHA), including the needs of homeless HIV/AIDS populations.
20	Agency/Group/Organization	UNITED WAY OF THE CSRA, INC.
	Agency/Group/Organization Type	Services-homeless Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	United Way of the CSRA, Inc. consults with AHCCD through participation in the local Continuum of Care for the Homeless on matters related to homelessness, youth enrichment, employment/job-skills training and other non-homeless special needs in the local community.
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Identify any Agency Types not consulted and provide rationale for not consulting

Augusta, through AHCCD, attempted to extend invitation to, and consult with, many agency types involved in housing, homelessness, community development, and economic development activities.

There was no decision to exclude any specific group. Unfortunately, many organizations simply did not respond to the invitation to participate.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Augusta Housing and Community Development Department	The 2015-19 Consolidated Plan was developed with consultation of members of the Augusta - Richmond County CoC's leadership to ensure that goals of all strategic plans are in concert with one another.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

Augusta initiated its Citizen Participation (CP) process by notifying community members, public/private sector agencies and departments, and those that may have an interest in the CDBG, HOME, HOPWA and/or ESG program(s), to participate in the Consolidated Plan process through an official Public Notice process. In an effort to broaden public participation, AHCCD conducted Citizen Participation Public Meeting. These stakeholders are intended to be representative of the segments of the local community in Augusta with concentrations of low/moderate income households, minority households, excessive poverty rates, and other community development needs.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

To encourage citizen participation in the preparation of the housing and homeless needs assessment as well as the upcoming 2015-19 Consolidated Plan and 2015 Action Plan, AHCDD facilitated a Public Hearing for applications on February 18, 2014. An additional Public Hearing presenting the sum of accepted projects on October 22, 2014 prior to Commission approval on November 4, 2014. These public meetings allowed the attendees to learn more amount the AHCDD programs and to better understand the processes required of sub-recipients.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	Attendance by members of the general public was limited.	No direct comments were received in relation to this meeting.	N/A	
2	Newspaper Ad	Non-targeted/broad community	No responses were received in relation to this notification posting.	No comments were received in relation to this notification posting.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	Non-targeted/broad community	210 responses were received to an on-line version of Augusta's standard Community Needs Assessment (CNA)survey tool.	Citizens of Augusta voiced their opinions broadly across the range of eligible activities listed on the CNA. Particular interest was expressed in youth enrichment, improved homeless facilities and services, more affordable housing (renter and owner-occupied), and improved community facilities.	N/A	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Augusta - Richmond County utilized CHAS needs assessment data identified by HUD in the Consolidated Plan template as the basis for discussions when developing the Plan. The goal was to ground each engagement opportunity in facts and data specific to each subject matter before obtaining public input identifying the highest priority needs. Augusta-Richmond County also utilized additional census data and American Community Survey data to compliment data templates provided by HUD within the consolidated plan template.



NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Census data, field surveys, and input from the public and interest groups reveal a number of housing problems and needs. Lack of routine maintenance and repair work is evidence of the need for limited and moderate rehabilitation. There is a particularly high concentration of older, substandard housing units within neighborhoods in the former city of Augusta. Smaller pockets of deteriorating units are located in almost all of the neighborhoods. Still other housing units are abandoned, dilapidated, and used for criminal activities. These units need to be dealt with either through code enforcement or total reconstruction. Where dilapidated units have been removed, the resulting vacant lots have become blighting influences on neighborhoods. The vacant lots represent opportunities for construction of new housing and added future revenue to the city.

Standard rental and owner units are available throughout the community, but cannot be accessed by those in need of better housing because they lack the necessary income, financing, or credit history. The high cost of housing has made it necessary for an increasing number of households to turn to lower priced rental units as the housing of choice. Yet other factors exist as well in the state of the current housing market, which although is on an upswing, still has not completely rebound from the market crash. Some owners and renters are paying excessive amounts of their income for shelter, and others cannot afford the down payment or other costs related to purchasing a home. These conditions and trends are all indicators of the need for the construction of more affordable housing, and the provision of more rental subsidies and down payment assistance.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	199,775	199,100	-0%
Households	73,939	73,214	-1%
Median Income	\$33,086.00	\$39,090.00	18%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	12,115	9,304	11,635	8,125	32,030
Small Family Households *	4,845	3,220	4,795	3,715	16,840
Large Family Households *	940	589	965	594	2,214
Household contains at least one person 62-74 years of age	1,279	1,813	2,388	1,494	5,874

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person age 75 or older	1,243	1,494	1,224	799	2,004
Households with one or more children 6 years old or younger *	3,344	1,655	2,273	1,428	3,649
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS



Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	150	35	110	0	295	55	60	65	10	190
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	105	60	44	0	209	55	20	24	15	114
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	250	150	310	114	824	19	8	14	60	101
Housing cost burden greater than 50% of income (and none of the above problems)	5,074	1,725	250	20	7,069	1,670	1,259	809	179	3,917
Housing cost burden greater than 30% of income (and none of the above problems)	705	2,180	2,715	610	6,210	649	984	1,949	1,395	4,977

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	1,370	0	0	0	1,370	390	0	0	0	390

Table 7 – Housing Problems Table

Data 2007-2011 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	5,579	1,970	715	134	8,398	1,805	1,344	910	264	4,323
Having none of four housing problems	1,935	3,310	5,114	3,220	13,579	1,044	2,689	4,895	4,510	13,138
Household has negative income, but none of the other housing problems	1,370	0	0	0	1,370	390	0	0	0	390

Table 8 – Housing Problems 2

Data 2007-2011 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,894	1,635	1,565	6,094	685	735	1,085	2,505
Large Related	600	360	200	1,160	90	79	205	374
Elderly	784	505	225	1,514	1,037	1,118	924	3,079

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	1,909	1,570	1,030	4,509	629	374	593	1,596
Total need by income	6,187	4,070	3,020	13,277	2,441	2,306	2,807	7,554

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,569	665	165	3,399	615	550	370	1,535
Large Related	465	135	0	600	60	30	0	90
Elderly	659	245	15	919	524	479	269	1,272
Other	1,629	700	70	2,399	555	255	200	1,010
Total need by income	5,322	1,745	250	7,317	1,754	1,314	839	3,907

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	240	130	305	84	759	70	24	4	20	118
Multiple, unrelated family households	70	55	44	30	199	4	4	34	55	97
Other, non-family households	45	30	10	0	85	0	0	0	0	0
Total need by income	355	215	359	114	1,043	74	28	38	75	215

Table 11 – Crowding Information – 1/2

Data 2007-2011 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source

Comments:

Describe the number and type of single person households in need of housing assistance.

In a published report from the U.S. Census Bureau, *America's Families and Living Arrangements: 2012, Population Characteristics*, Issued August 2013, the proportion of one-person households in the United States increased by 10 percentage points between 1970 and 2012, from 17 to 27 percent. In 2011, there were 56 million married-couple households and 32 million one-person households in the United States. Nonfamily households numbered 39 million and represented one-third of all households. Of these nonfamily households, 32 million consisted of one person living alone. Twelve million non-family households were maintained by individuals 65 years and older. Living alone has become more widespread as the rising number of one-person households offset the shrinking number of married households with children. As of Spring 2015, the Section 8 Waiting list consisted of 3,500 applicants that were single person households out of approximately 6,500 applicants (54%). The Public Housing Waiting list consisted of 2,900 applicants that were single person households out of approximately 6,500 applicants (45%). Single person households represent 49+% of applicants needing housing assistance.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to data pooled from 2005-2007 American Community Survey (ACS) data, 31,385 persons had disabilities in Augusta, approximately 20% of a total population of 156,924 people ages 5 and up. As of Spring 2015, the Section 8 Waiting list and Public Housing Waiting list included close to 1 in 4 applicants that were disabled. Disability organizations and victim services across the country have begun collaborating to ensure people with disabilities have equal access to the community-based supports and criminal justice responses that are critical to surviving violence and healing after trauma. The mission of the Office on Violence against Women (OVW), a component of the U.S. Department of Justice, is to provide federal leadership in developing the nation's capacity to reduce violence against women and administer justice for and strengthen services to victims of domestic violence, dating violence, sexual assault, and stalking. OVW has led the effort to ensure equal access by providing communities with funding for collaborative efforts to improve services for survivors with disabilities, and this is an opportunity that Augusta must seize to increase the local capacity to address this need. Local policies are being proposed, to the extent that they do not previously exist, to provide rights under the Violence Against Women Act of 1994 (VAWA) and Violence Against Women Reauthorization ACT (VAWA 2013) to its applicants, public housing residents, Housing Choice Voucher participants and now participants

within federally funded programs such as HOME. In compliance with VAWA/VAWA 2013, no applicant who has been a victim of domestic violence, dating violence, or stalking shall be denied admission into the program if they are otherwise qualified.

What are the most common housing problems?

The four housing problems addressed in the CHAS data include: 1) housing units that lack complete kitchen facilities; 2) housing units that lack complete plumbing facilities; 3) households overcrowded; and 4) households cost burdened. A household is said to have a housing problem if they have any one or more of these problems.

A total of 295 renter households at or below 80% Area Median Income (AMI) experienced Substandard Housing that lacked complete plumbing or kitchen facilities while 190 owner households at or below 80% AMI experienced the same Substandard Housing.

Overcrowding occurs when there is more than one person per room. Severe overcrowding is present when there are more than 1.5 persons per room. A total of 710 renter households were overcrowded at or below 80% AMI and 41 owner households were overcrowded at or below 80% AMI. A total of 209 renter households at or below 80% AMI and 99 owner households at or below 80% AMI were subjected to severe overcrowding.

Cost burden is monthly housing costs (including utilities) exceeding 30% of monthly income, whereas severe cost burden is when monthly housing costs (including utilities) exceed 50% of monthly income. In Augusta, there were 5,600 renter households cost burdened at or below 80% AMI and 3,582 owner households cost burdened at or below 80% AMI. Of those renter households that were cost burdened at or below 80% AMI, 6,094 were small families, 1,160 were large families and 1,314 were elderly. Of those owner households that were severely cost burdened at or below 80% AMI, 1,085 were small families, 205 were large families and 924 were elderly.

A total of 7,049 renter households were severely cost burdened at or below 80% AMI and 3,738 owner households were severely cost burdened at or below 80% AMI. Of those renter households that were severely cost burdened at or below 80% AMI, 3,399 were small families, 600 were large families and 919 were elderly. Of those owner households that were severely cost burdened at or below 80% AMI, 1,535 were small families, 90 were large families and 1,272 were elderly.

A total of 8,398 renter households with one or more of four severe housing problems were at or below 80% HAMFI, of which 5,579 were extremely low-income, 1,970 renter households were very low-income and 715 renter households were low-income. A total of 4,323 owner households with one or more of four severe housing problems were at or below 80% HAMFI, of which 1,805 were extremely low-income, 1,344 owner households were very low-income and 910 owner households were low-income.

Are any populations/household types more affected than others by these problems?

Based on the CHAS data in this section, those more affected by one or more of the four housing problems included renter households, owner households, small families, large families and elderly. Renter households experienced Substandard Housing and overcrowding twice that of owner households. To a lesser degree, renter households were more cost burdened than owner households. Small families were affected most and accounted for approximately 48% of households that were cost burdened or severely cost burdened. When examining race and ethnicity, there was a disproportionately greater need among Black households than White and Hispanic households with one or more of the four housing problems, exceeding 10 percentage points higher than the percentage of persons in the category as a whole. All other racial or ethnic groups were below 10 percentage points.

Augusta is particularly challenged to address populations / households of extremely low- to low-income families, homeless with focused efforts for homeless veterans, the chronically homeless, homeless families with children, persons with disabilities, and emancipated foster youth aging out of foster care.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The CHAS data in this section shows there are 1,370 renter households and 390 owner households with zero or negative income which are at imminent risk of either residing in shelters or becoming unsheltered.

According to the Augusta - Richmond County 2015 Homeless Count and Subpopulation Survey, there were 386 adults and children who were homeless during a point-in-time in the local community conducted in January of 2015. Of those 386 adults and children, 56 were unsheltered and 330 were sheltered. Of the 330 unsheltered persons, 45 were chronically homeless individuals, 104 were mentally ill, 17 were persons with HIV/AIDS, 21 were 62 and older, 172 were substance abusers, 69 were veterans, 78 were victims of domestic violence, and 68 were released from jail within 12 months of the survey. Each subpopulation category was not mutually exclusive, so a homeless individual could represent multiple categories. Further analysis of illness and disabilities revealed 93 were persons with chronic illness, and 91 were persons with physical disabilities. Of those surveyed, 114 were White, 247 were African American/Black, 2 were American Indian/Alaskan Native, 2 were Asian/Pacific Islander and 5 were Hispanic/Latino. During 2014, Augusta's ESG Program began to reallocate resources with the plans to serve at least 20 formerly homeless families and individuals with rapid re-housing assistance. Of those families, any actively participating families scheduled to be discontinued from rental assistance

and that are nearing the termination of that assistance will be linked to appropriate service providers to ensure they have the resources to maintain their housing stability.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The Augusta – Richmond County Continuum of Care captures data through the Homeless Information Management System (HMIS - Pathways). This system is required for grantees and sub-recipients that receive HUD funds, which defines homelessness as meeting one of the following conditions:

- Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;
- Is living in the home of another because of economic hardship;
- Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days of the date of application for assistance;
- Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by federal, State, or local government programs for low-income individuals;
- Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons, or lives in a larger housing unit in which there reside more than 1.5 people per room, as defined by the U.S. Census Bureau;
- Is exiting a publicly funded institution, or system of care (such as a health-care facility, a Mental health facility, foster care or other youth facility, or correction program or institution); or
- Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved consolidated plan

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

According to the Augusta – Richmond County 2013 Homeless Count and Subpopulation Survey, households living below the poverty level are at serious risk of becoming homeless. Because of their limited income, they frequently have to choose between paying their rent or mortgage and other daily living costs such as child care, clothing, food, health care, and transportation. Many at-risk households spend 50% or more of their income on rent and utilities. Those who are “doubled up,” sleeping temporarily with a friend or relative for less than a year, or “couch hopping” to avoid living on the

street; or persons who are “near homelessness” are considered at risk of becoming homeless. Augusta has a substantial number of households that are at risk of becoming homeless. Census data showed 25 percent or more than 49,000 residents were living below poverty level as reported in the 2011 American Community Survey. There were approximately 7,700 households with about 40,000 persons (nearly one of every five residents) in Augusta who were members of a household whose annual income was less than \$25,000 in 2011. Additionally, there were approximately 6,705 households consisting of nearly 18,000 persons whose annual income was less than \$15,000 a year. Many of these persons can become homeless because of social-structural issues such as increases in rent, loss of a job, and rising health care costs. In addition, personal situations such as domestic violence, physical disabilities, mental illness, and substance abuse can cause members of a low income household or an entire household to become homeless. Often, one or more of these experiences factor into a household’s homeless experience.

Discussion

Please reference discussion above.



NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,820	1,780	1,685
White	2,588	615	630
Black / African American	6,779	1,125	885
Asian	100	10	24
American Indian, Alaska Native	55	0	0
Pacific Islander	0	0	0
Hispanic	165	15	113

Table 13 - Disproportionately Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,548	2,895	0
White	2,585	1,465	0
Black / African American	3,688	1,315	0
Asian	50	29	0
American Indian, Alaska Native	0	35	0
Pacific Islander	15	0	0
Hispanic	84	35	0

Table 14 - Disproportionately Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,289	7,609	0
White	2,174	3,359	0
Black / African American	3,689	3,889	0
Asian	115	69	0
American Indian, Alaska Native	29	0	0
Pacific Islander	0	10	0
Hispanic	122	184	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,763	6,265	0
White	619	2,895	0
Black / African American	1,040	3,199	0
Asian	39	49	0
American Indian, Alaska Native	0	0	0
Pacific Islander	4	0	0
Hispanic	25	84	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Per HUD, a disproportionate housing need is defined as any category within a jurisdiction as a whole that demonstrates a need that is ten percentage points more than the aggregate population of the jurisdiction demonstrating that particular need. In order to fall under the category of Disproportionately Greater Need Severe Housing Problems, households must experience one or more of the four housing problems as follows: 1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities, 3) more than 1.5 persons per room, 4) Cost Burden over 50%. The City of Augusta, as represented in this 2014-2019 Consolidated Plan, covered a population of about 197,000. The number of households with a disproportionate severe housing need is 13,191.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,065	3,525	1,685
White	2,063	1,150	630
Black / African American	5,609	2,300	885
Asian	75	40	24
American Indian, Alaska Native	55	0	0
Pacific Islander	0	0	0
Hispanic	165	15	113

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,194	6,244	0
White	1,294	2,760	0
Black / African American	1,760	3,253	0
Asian	35	44	0
American Indian, Alaska Native	0	35	0
Pacific Islander	15	0	0
Hispanic	43	80	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,499	12,389	0
White	364	5,144	0
Black / African American	979	6,604	0
Asian	60	124	0
American Indian, Alaska Native	0	29	0
Pacific Islander	0	10	0
Hispanic	77	224	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	433	7,585	0
White	80	3,435	0
Black / African American	320	3,914	0
Asian	4	84	0
American Indian, Alaska Native	0	0	0
Pacific Islander	4	0	0
Hispanic	0	104	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

In the 0-30% Area Median Income (AMI) range, 8,065 households (60%) within this income category experience a severe housing need. Within this income range American Indians show a disproportionate need compared to the rest of the population within this income category, 55 households out of 55 (100%) have at least one of the four severe housing problems. In the 30%-50% AMI range 3,194 households (34%) of households within this income range experience a severe housing need. Asians and Pacific Islanders show a disproportionate need. Within the Asian population 50 out of 94 households (53%) have one or more of the four severe housing problems. Pacific Islanders consist of 15 households (30%) of the population within this income category that have one or more of the four severe housing problems. In the 50%-80% AMI range 1,499 households (11%) experience a severe housing need.

Within this category, Asians and Pacific Islanders show a disproportionate housing need. Within the Asian population 60 out of 184 households (33%) experience one or more of the four severe housing problems. In the 80%-100% AMI 433 households (5%) of households within this income range experience a severe housing need.

Asians, American Indians and Alaskan Natives and Pacific Islanders show a disproportionate housing need. Within the Asian population 174 out of 190 households or 35% experience one or more of the four severe housing problems. Within the American Indian and Alaskan Native population 55 out of 55 households (100%) experience one or more of the four housing problems. Within the Pacific Islander population 15 out of 19 households (79%) experience one or more of the four housing problems.



NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Housing needs are also determined by analyzing housing problems based on the household's level of cost burdened. HUD's definition of cost burdened is households that pay more than 30% of their annual income for housing expenses. Cost burdened is measured based on the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payments, taxes, insurance, and utilities. Augusta utilized the 2006-2010 CHAS tables which analyze the levels of cost burdened as less than or equal to 30%, severely cost burdened where households are paying 30-50% for housing expenses and extremely cost burdened where households are paying more than 50% of their annual income for housing expenses.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	48,513	13,369	11,768	1,750
White	24,745	5,049	3,493	630
Black / African American	21,770	7,708	7,624	935
Asian	519	135	170	24
American Indian, Alaska Native	74	29	45	10
Pacific Islander	65	0	15	0
Hispanic	879	210	239	113

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

Based on HUD's definition, and according to 2010 Census data, 40.7 percent of Augusta renters (11,357) are cost burdened and 19.4 percent (5,397) are severely cost burdened. Not as many homeowners with a mortgage experience this housing problem; 28 percent (7,129) are cost burdened and 11.7 percent (2,982) are severely cost burdened.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

In all of the income categories Blacks followed by Hispanics have the highest disproportionate need compared to the rest of the categories in terms of being cost burdened. However, as is evident in the data, all income ranges exhibit categories that have households that are experiencing severe levels of cost-burden. Augusta is addressing this concerning issue through the expansion of affordable housing units and increasing homeownership capacity and readiness through improving its housing counseling service delivery. Expansion of rental assistance programs such as Tenant Based Rental Assistance (TBRA) are also being explored to help stabilize the existing at-risk segments of low-income citizens.

If they have needs not identified above, what are those needs?

In the needs section of the Consolidated Plan, all housing needs are analyzed and addressed. This also includes special needs populations such as Senior households.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

In Augusta - Richmond County, diversity is highly integrated. Funds for affordable housing are utilized throughout all of the incorporated areas of Augusta - Richmond County under Augusta's CDBG/HOME programs. As part of the Citizen Participation Plan, Augusta - Richmond County is required to conduct public notices in different language if the general population of an area that is effected by the program or project primarily speaks that language; as of the consultation period of this 2015-19 Consolidated Plan, no such concentrated area of the community has expressed such a need and none has been otherwise identified by Augusta - Richmond County. Augusta - Richmond County also conducts public meetings annually in the community to ensure that the needs of all low-income residents will be addressed. Future meetings are planned to be scheduled at times and locations that are most convenient for the residents of the community.

NA-35 Public Housing – 91.205(b)

Introduction

The Augusta Housing Authority is an independent public corporation, funded primarily by the U.S. Department of Housing and Urban Development (HUD). The Housing Authority is not a City department; therefore, the actions that they may take to foster public housing improvements and improve resident initiatives to become more involved in management and participate in homeownership are limited within the scope of this plan.

The quality of the housing units owned by the Authority is good and maintenance is excellent. Relating to this, the evaluation method used by HUD for judging the successful operation of a housing authority is the Public Housing Assessment System (PHAS). The Augusta Housing Authority continually has a high performing status for both their Section 8 (SEMAP) and Public Housing Programs.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	187	2,087	3,531	66	3,389	54	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	3,261	8,976	10,737	5,947	10,733	10,632	0
Average length of stay	0	2	6	5	0	5	0	0
Average Household size	0	2	2	3	1	3	1	0
# Homeless at admission	0	0	2	0	0	0	0	0
# of Elderly Program Participants (>62)	0	2	441	219	2	216	0	0
# of Disabled Families	0	8	423	606	31	541	33	0
# of Families requesting accessibility features	0	187	2,087	3,531	66	3,389	54	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	11	132	209	31	169	9	0	0
Black/African American	0	175	1,945	3,306	35	3,205	44	0	0
Asian	0	1	4	6	0	6	0	0	0
American Indian/Alaska Native	0	0	0	2	0	1	1	0	0
Pacific Islander	0	0	6	8	0	8	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	5	23	0	22	1	0	0
Not Hispanic	0	187	2,082	3,508	66	3,367	53	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Augusta Housing Authority (AHA) is not allowed to collect information on the type of disability applicants or residents have. AHA does not have notes on the wait list about accommodations required unless the applicant has supplied AHA with that information. More commonly, AHA discovers the needs at the time the resident is discussing the move in plans with the managers.

Through the consultation process, Augusta – Richmond County has learned that finding accessible and affordable units for individuals and families living with disabilities is a challenge.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Most immediate needs of residents of Public Housing and Housing Choice voucher holders:

Public Housing:

- Energy-Efficient Rental Property
- Health and Mental Health Care
- Education, Training, and Employment
- Child Care
- Accessible Housing
- Access to Affordable Transportation
- Assistance with Money Management
- Assistance with Rent & Utility Deposits
- English Language Classes and Translation Services for ESL/Non-English Speakers

Housing Choice Voucher Program:

Seniors and Persons with Disabilities

- One-bedroom apartments
- Accessible Housing
- Personal Care Attendants
- In-home Services

All HCV Participants

- Energy-Efficient Rental Property
- Health and Mental Health Care
- Education, Training, and Employment
- Child Care
- Accessible Housing
- Access to Affordable Transportation
- Assistance with Money Management
- Assistance with Rent & Utility Deposits

All Public Housing and Housing Choice Voucher Program Applicants

- | | |
|---|---------------------------------------|
| • Affordable Housing | • Child Care |
| • Energy-Efficient Rental Property | • Accessible Housing |
| • Health and Mental Health Care | • Access to Affordable Transportation |
| • Education, Training, and Employment | • Assistance with Money Management |
| • Assistance with Rent & Utility Deposits | |

How do these needs compare to the housing needs of the population at large

The need for affordable housing choices is a constant among the general population, the people utilizing public housing programs and those waiting for public housing programs. However, the families or households waiting for public housing are not representative of the total city population. Their needs are very similar to the population at large that is extremely low income; however the needs are much more disproportionate for African American households, as opposed to the general population

Discussion

The population in public housing and waiting for public housing is not representative of the total general population. African American households are the primary users of public housing and Housing Choice Vouchers whereas African American households make up a total of about 55% of the total population. Of the housing choice voucher users, over 94% are African American and of the public housing unit residents, 93% are African American. In the consultation process for this Consolidated Plan, it became evident that a large number of persons with disabilities in need of public housing and housing choice vouchers need help to afford a decent place to live. Despite the number of 504 accessible units in public housing, the demand for accessible units or features exceeds the supply. This indicates the need by persons with disabilities is not being met by public housing.



NA-40 Homeless Needs Assessment – 91.205(c)

The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act) amended the McKinney-Vento Homeless Assistance Act. Among other changes, the HEARTH Act consolidated the three separate McKinney-Vento homeless assistance programs (Supportive Housing program, Shelter Plus Care program, and Section 8 Moderate Rehabilitation SRO program) into a single grant program known as the Continuum of Care Program. The HEARTH Act also codifies into law the CoC planning process, a longstanding part of HUD's application process to assist homeless persons by providing greater coordination in responding to their needs. And the HEARTH Act directs HUD to promulgate regulations for the new programs and processes.

HUD published the Continuum of Care Program interim rule in the Federal Register on July 31, 2012, and it became effective August 30, 2012. The rule is posted on HUD's web site at <http://hudhre.info/index.cfm?do=viewResource&ResourceID=4650>, and now governs the CoC Program. HUD's interim rule focuses on regulatory implementation of the new CoC Program, including the CoC planning process.

The Continuum of Care (CoC) Program is designed to assist sheltered and unsheltered homeless people by providing the housing and/or services needed to help individuals move into transitional and permanent housing, with the goal of long-term stability.

Specifically, 24 CFR part 578.1 of the CoC Program interim rule states that the primary purpose of the CoC Program is to:

- Promote community-wide commitment to the goal of ending homelessness;
- Provide funding for efforts by nonprofit providers, States, and local governments to re-house homeless individuals and families rapidly while minimizing the trauma and dislocation caused to homeless individuals, families, and communities as a consequence of homelessness;
- Promote access to and effective use of mainstream programs by homeless individuals and families; and
- Optimize self-sufficiency among individuals and families experiencing homelessness.

Each year, HUD awards CoC Program funding competitively to nonprofit organizations, States, and/or units of general purpose local governments, collectively known as recipients. In turn, recipients may contract or sub-grant with other organizations or government entities, known as sub-recipients, to carry out the grant's day-to-day program operations.

The City's HCD Department serves as the lead organization for coordinating homeless issues within the Augusta's CoC process. Information is gathered through surveys of the homeless, community organizations and agencies, and homeless service providers. The information is shared with the community at large, with interested agencies and organizations and with members of the CoC.

According to the Augusta – Richmond County 2013 Homeless Count and Subpopulation Survey, conducted on January 26, 2015, there were 330 adults and children who were homeless during a point-in-time count, where data was collected for both the sheltered and unsheltered population in Augusta - Richmond County.

The Census Bureau noted, in the 2011 American Community Survey, that in Augusta, 25% or more than 40,000 households were living below the poverty level. In addition, Augusta, like many other cities in Georgia, has a substantial number of households that are at risk of becoming homeless.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	16	35	125	30	50	90
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	40	295	150	50	75	90
Chronically Homeless Individuals	30	50	70	30	25	90
Chronically Homeless Families	10	22	20	15	10	60
Veterans	7	62	80	10	50	30
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	25	60	90	10	20	90

Table 26 - Homeless Needs Assessment

Data Source Comments:

Homeless and Special Needs Introduction (Continued)

The Augusta Continuum was the first in Georgia to implement a community-wide Homeless Management Information System (HMIS). Coordinating entities can now produce an unduplicated count of our community's homeless population, with a total of 5,856 homeless men, women and children served in 2013. Of this total, 2,952 were children, an indication of our growing subpopulation of homeless women with children. At present, a total of 27 agencies and AHCD Department utilize this system. It is planned to offer this service to additional homeless service provider agencies, enhancing our continuum's ability to coordinate case management and client services.

The numbers reflected in the Housing Inventory Chart (HIC) below indicate the beds funded principally through the Augusta-Richmond County Continuum of Care, but do not include all program beds in our community not funded through local funding streams. While some of the providers listed are entirely privately funded, there are some programs funded through the State of Georgia Department of Community Affairs that are not currently listed on the Augusta-Richmond County (GA-504) Housing Inventory Chart.

It is the recommendation of Augusta Housing and Community Development, as Lead Agency for the Continuum of Care for Augusta-Richmond County, that in future years' submissions of the Housing Inventory Chart that all beds physically present in the community be listed, regardless of funding source(s).

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	103	20
Black or African American	212	35
Asian	5	1
American Indian or Alaska Native	0	0
Pacific Islander	10	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	5	4
Not Hispanic	325	52

Data Source

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

According to the Augusta – Richmond County 2015 Homeless Point in Time Count and Subpopulation Survey, there are 15 unsheltered families with a total of 47 unsheltered children in Augusta at a given point in time.

Through the concerted efforts of the Augusta Warrior Project and other Partner Agencies in the CoC, as well as efforts of the local VA's homeless program, veteran demand for housing assistance is at an all-time low in Augusta.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Results from the Augusta – Richmond County 2015 Homeless Point in Time Count and Subpopulation Survey showed the two largest racial/ethnic groups among survey respondents were African American/Black (64%) and White/Caucasian (30%). Also, 3% of survey respondents identified as Hispanic/Latino and less than 1 % as Asian/Pacific Islander.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Of the 330 homeless adults and children counted during the 2015 point-in-time count, 56 were unsheltered and 274 were sheltered.

The unsheltered homeless counted only include those that meet the HUD-based definition by residing in: places not meant for human habitation, such as cars, parks, sidewalks, and abandoned buildings; or in an emergency shelter; or in transitional housing for homeless persons. The sheltered count included the number of persons and households sleeping in emergency shelters (including seasonal shelters), and transitional housing programs that were listed on the Continuum of Care's Housing Inventory Chart (HIC). The sheltered count data was gathered either through a data collection sheet or the Homeless Management Information System (HMIS).

The homeless count and survey data revealed that nearly 1 in 3 of the unsheltered homeless population is chronically homeless and in need of longer-term assistance such as rental assistance and wrap-around social services such as health care, employment services, mental health care, and life skills training. The data showed that nearly 68% of the unsheltered homeless population is not chronically homeless and will likely need shorter-term assistance, such as a few months of rental assistance, and are not as reliant on social services.



NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Non-homeless Special Needs (91.220 (c) and (e))

Needs of Special Needs Population: Non-Homeless

Non-homeless special needs populations include the elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addictions and persons with HIV/AIDS and their families. These special populations have needs for housing and supportive services that vary depending on such factors as the type of frailty or disability, nature and extent of addiction or illness and ability to function independently.

The needs of these special populations are summarized in the following table.

HOPWA

Current HOPWA formula use:	
Cumulative cases of AIDS reported	2,444
Area incidence of AIDS	174
Rate per population	0
Number of new cases prior year (3 years of data)	324
Rate per population (3 years of data)	0
Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	1,922
Area Prevalence (PLWH per population)	334
Number of new HIV cases reported last year	0

Table 27 – HOPWA Data

Data Source: CDC HIV Surveillance

HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	0
Short-term Rent, Mortgage, and Utility	0
Facility Based Housing (Permanent, short-term or transitional)	0

Table 28 – HIV Housing Need

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Describe the characteristics of special needs populations in your community:

Elderly

As of the 2010 census, persons over age 65 made up 11.3% of Augusta – Richmond County's population. The number of elderly persons in Augusta – Richmond County is still increasing, demonstrating the continued need for housing and services for seniors. Augusta, Georgia is now recognized as an AARP Age-Friendly Community. An Age-Friendly Community is designed to establish an inclusive and accessible environment that encourages active and healthy aging. It also proactively focuses on those elements of communities that enhance independent living with a goal of having older citizens take a more active role in their communities.

The Age-Friendly Communities program provides an excellent opportunity to broaden support from other agencies and organizations for much of the work that is currently underway in the Augusta area.

Persons with Disabilities

Just under 1 in 3 individuals in the Augusta – Richmond County population maintain a disability according to 2012 ACS 5-year estimates with about half of those estimated to have cognitive difficulty or a developmental disability, while the other half are estimated to have ambulatory difficulty. An analysis conducted by Georgia Regents University estimated that between 2005 and 2010, the average poverty rate amount people with disabilities who are 18-64 years of age was 31%, while the rate for disabled seniors was about half that high during the same time period. This data is county wide, however nationwide data affirms that persons with disabilities are adversely affected by poverty.

What are the housing and supportive service needs of these populations and how are these needs determined?

Augusta – Richmond County staff polled several local agencies serving persons with disabilities regarding an inventory of “accessible” housing in the community. There was a consensus that no data existed describing the total number of “accessible” housing units. This basic data would be useful in defining the accessible housing needs in Augusta – Richmond County and the HCD Department has identified this as a research project for local GRU students. The city has data on the number of low-income housing tax credit (LIHTC) developments and housing developments with accessible units; however “accessible” housing was not defined and the number of accessible housing units was also not specified. Affordable housing with Universal Design features were continually identified as a high priority need for housing needs of special needs populations during the consolidated planning process.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

There are a projected 2,680 persons living with HIV/AIDS in the Augusta Service Area (AHSA). Some of the identified housing needs includes: transitional and permanent housing, STRMU, housing information and resource identification.

Discussion:

Facilities and services that assist persons who are not homeless but require supportive housing and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing are listed below:

Serenity Behavioral Health Systems is the main provider of services to persons with mental illness, mental retardation and addictive diseases. Services include inpatient and outpatient care and residential housing. It has approximately 255 residential units available for persons suffering from mental and substance abuse problems. A twenty-four bed residential facility is available for individuals who are in need of mental health crisis and/or sub-acute detoxification services.

To assist clients in transitioning into the community, the center through its Supportive Living Residential Program place clients in personal care homes, semi-independent living arrangements, transitional living or respite centers. The primary goal is to enhance and promote the client's ability to remain in the community in the least restrictive environment available. Clients are still provided services as an outpatient at the facility on Mike Padgett Highway and through the Mental Retardation Outpatient Program located on Bay Street. This program provides diagnostic assessment, individual training/counseling, family training/counseling, group counseling, nursing assessment, physician assessment and crisis counseling. Program staff consists of Physicians, nurses, licensed social workers and psychiatrics.

Gracewood Hospital located on Myrtle Boulevard provides inpatient and outpatient care for persons with physical and developmental disabilities. Services include medical, psychosocial services, patient/family education, legal services, community integration, garden therapy, horticultural therapy and music therapy.

Other providers and services include:

Friendship Community Center - operates a daycare for mentally challenged adults. Activities include life skills instruction, job readiness, educational programs, exercise, gardening therapy, music, spiritual uplifting & friendship.

Augusta Housing Authority – provides 1,221 housing units for the disabled. Through the First Choice Medical Services Program, it provides the disabled with supportive services through a personal-care homemaker aide. Services provided include light housekeeping, cooking, errands, respite care, personal hygiene care, laundry and other services

Augusta Training Shop for the Handicapped, Inc. - offers employment training and experience to disabled adults that include basic employment expectations including work adjustment, proper work habits, and furniture restoration, stripping, sand and caning.

Autism & Developmental Disabilities Society of CSRA – offers education, human services, summer camp, childcare, parent & professional training workshops, disabled employment training and placements, advocacy & family support.

Easter Seal Society of East Georgia - offers vocational evaluation, work adjustment, sheltered workshop, field service and literacy program for the physically disabled.

Walton Community Services – provides housing and rehabilitative services to persons with physical disabilities.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Augusta's public facility priorities are to construct, reconstruct, rehabilitate, or install public facilities and improvements for the primary benefit of low-income persons. CDBG public facility projects that meet CDBG eligibility requirements, align with the goals of the Consolidated Plan, and address a national objective are concentrated in areas that will provide the greatest impact to the largest number of residents. Many low- and moderate-income areas (LMA) in Augusta are within the older sections of the community that either do not have proper facilities or the existing, aging facilities suffer from delayed maintenance leading to disrepair. There is a continuing need in Augusta for public facilities that primarily serve low and moderate-income populations.

Public facility investments can increase access to support services and lead to better coordination among service providers. Objectives established to meet priority needs include:

- Provide or expand public facilities and community centers, to include those that serve special needs, such as child care centers, senior centers, youth centers, park and recreation facilities, neighborhood facilities, health facilities, facilities for abused and neglected children, facilities for HIV/AIDS patients, and ADA improvements.
- Develop multi-agency, multi-service centers to deliver services more efficiently and effectively.

How were these needs determined?

The nature and extent of community development needs identified for public facilities in Augusta were determined through the citizen participation meetings, responses from the Housing and Community Development Community Needs Assessment Survey, and input from local governmental departments and nonprofit agencies. Within the Consolidated Plan, priority is given to facilities that primarily benefit low-income beneficiaries and public facilities in low-income areas of Augusta, particularly those with critically needed renovation or demonstrated need for expansion to accommodate the needs of low-income residents.

Non-Housing Community Development Needs Introduction

Based on input received during the development of the 2015-19 Consolidated Plan, Non-Housing Community Development needs in Augusta can be grouped into three categories: public facilities and services, economic development, and social services. Public facilities that need improving include recreation facilities, senior citizens centers, streets, sidewalks, street lights, water and sewer lines, and fire stations. Handicapped accessibility to public facilities also needs to be addressed. Public services that need to be improved or expanded include police protection and related anti-crime efforts, code enforcement, job training, removal of dilapidated structures, and the removal of trash and debris from vacant lots. Improvements to public facilities and services, especially in conjunction with housing and economic development activities, are of benefit to the entire living environment for residents of low income neighborhoods.

Economic development needs include jobs for unemployed and under employed residents, access to financing for existing businesses, technical and financial assistance for starting new businesses, and bringing more private investment into low income neighborhoods. Social service problems identified include infant mortality, teen pregnancy, substance abuse, HIV/AIDS, school dropout and truancy, irresponsible parenting, and lack of marketable job skills. Several nonprofit organizations expressed a need for property acquisition, repairs to facilities, operating and maintenance assistance, transportation assistance, and funding to offer new or expanded levels of social services dealing with many of these problems.

Non - Housing Community Development Strategy

The goal of the Non-Housing Community Development Strategy is to improve the quality of public facilities and public services, and expand economic opportunities for low and moderate income persons. The strategy involves making direct investments in public facilities, providing financial and technical assistance that creates and retains jobs, and supporting agencies that provide public services to low income and special needs populations. The strategy will improve the safety and livability of neighborhoods, create new business opportunities, and improve access to capital and credit for development activities. The Non-Housing Community Development Strategy includes a public facilities component and an economic development component.

Describe the jurisdiction's need for Public Improvements:

The public improvements that qualify under the CDBG Program need to demonstrate primary benefit to low and very-low income persons or low- and very-low income geographic areas. At least 51% of residents in a geographic service area of the facility must be low-income by CDBG definition for the activity to qualify for area benefit. In recent years, CDBG funding has been used, and will continue to be used, for a variety of public improvements in low-income areas throughout Augusta. These activities can include the construction, improvement, and replacement of

curbs, gutters, sidewalks, water and sewer systems, and drainage in lower-income areas to improve community health and safety; abatement of nuisance properties and proactive code enforcement; and street and sidewalk repairs to increase safety and access through ADA improvements by removal of architectural barriers in lower-income neighborhoods.

How were these needs determined?

Augusta received input through outreach efforts such as the citizen participation meetings, responses from the Housing and Community Development Community Needs Assessment Survey, and input from local governmental departments and nonprofit agencies. One of the goals of these outreach efforts was to help prioritize funding for community public improvements. Over the past five years, appropriations for the CDBG program have decreased, leading to decreasing resources for local community development programs. Augusta anticipates that CDBG funding will not significantly increase in the immediate future due to the continuing federal budget challenges. Therefore, Augusta's future implementation of the CDBG Program, as part of this Consolidated Plan, has been targeted to specific activities designed to create better efficiency, more leveraging opportunities, and concentration in specific areas to maximize impacts, thereby creating the best opportunity to generate the desired and necessary outcomes in the community.

Describe the jurisdiction's need for Public Services:

The highest demand for CDBG funding in Augusta comes from organizations providing services or programs that qualify as "Public Services" under CDBG regulations [570.201(e)]. The types of services and the intended beneficiaries vary greatly. Further, public service activities consistently rank as "high" priorities by residents and other stakeholders. Pursuant to CDBG regulations, only 15% of Augusta's annual grant allocation (plus 15% of prior year program income) can be used for public service-related activities. Augusta proposes to focus funds on lower-income households in order to establish, improve, and expand existing public services, such as: youth and senior services, transportation, substance abuse services, employment training, child care, health and community services, services for battered, abused and/or neglected children, fair housing, and services for the homeless and persons with Special Needs.

How were these needs determined?

Public service needs are based on Augusta's overall objective of ensuring that opportunities and services are available and provided to improve the quality of life, independence and self-sufficiency of lower-income persons and ensure access to programs that are related to a variety of social issues. Based on the community outreach process, which included comments received from the annual community input meetings and

community needs assessment survey, funding priorities were established based on the extent of needs identified and the availability of all funding sources to address those needs. Local service providers, community stakeholders, and residents were asked to identify public service, housing, and economic development needs based on the ranking of high, medium, or low priority.



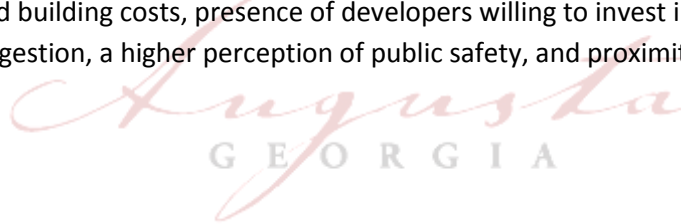
Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

General Characteristics of Housing Market

The housing market in Augusta-Richmond County reflects historic development patterns in the community. Older single-family and duplex units are concentrated in the neighborhoods of the former city of Augusta. Conventional subdivisions, with units in a variety of price ranges, are concentrated in suburban areas. Apartment complexes, many of which have been developed in the last 30-40 years, are clustered in west Augusta and south Augusta. The south Augusta area is presently the fastest growing residential market in the county. Among the factors making south Augusta desirable are lower land and building costs, presence of developers willing to invest in the area, construction of new public schools, a relatively low level of traffic congestion, a higher perception of public safety, and proximity to Fort Gordon.



MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Between 2000 and 2010, total housing units in Richmond County increased 2.5% to 84,427 units. This is lower than the 6.5% increase in units between 1990 and 2000 (see table below). Although the Homeownership Rate for Augusta-Richmond County is 56.5% is still greatly below the rate for the State of Georgia at 67.2%.

The chart below illustrates a comparison of the county to the state overall.

Geographically, total housing units increased the most in the southern and western parts of Richmond County during the decade. Notably, five of the six census tracts with the highest percentage increase in housing units are located in south Richmond County. Other tracts in the south and west also registered smaller housing unit gains. This continues a trend evident for several decades.

The detached single-family, site-built home continues to be the dominant type of housing unit in the market, representing 62% of the 86,097 total units in Richmond County in 2010. This is up slightly from a 61.5% share in 2000. In the last ten years the number of detached and attached, single-family units increased. This could be due to continued development of new housing in the Richmond County area or to occupancy increases of existing housing stock. The disparity can't be accounted for with a single explanation as the homeownership rate does not support the increase Apartments (structures with 3 or more units) comprise almost 26% of the housing stock. Mobile or manufactured homes account for 9.2% of the housing units, about the same percentage as in 1990. The following table lists the number of units by type of structure for 1990 and 2000.

Currently 86.2% of the occupied housing units are owner-occupied. This is a considerable increase from the 58% rate in 2000. The vast increase in owner occupancy can be contributed to the drop in interest rates and the introduction of a tremendous number of “creative financing” options during the housing boom of the early mark of the decade. These factors greatly increased opportunities housing throughout the country through relaxed credit requirements, decreased down payments, and greater incentives to purchase including tax credits. These same reduced regulations accounted for the dramatic disruption of the economy with the housing market crash. Below is a comparison of occupancy rates over the ten year expanse.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	53,671	62%
1-unit, attached structure	3,547	4%

Property Type	Number	%
2-4 units	7,279	8%
5-19 units	11,933	14%
20 or more units	2,994	3%
Mobile Home, boat, RV, van, etc.	6,859	8%
Total	86,283	100%

Table 29 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	54	0%	610	2%
1 bedroom	252	1%	5,525	18%
2 bedrooms	6,649	16%	13,554	43%
3 or more bedrooms	34,777	83%	11,793	37%
Total	41,732	100%	31,482	100%

Table 30 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Additional Housing Targeting Information on ESG Section 3

Other Provisions

In the event HOME assistance is used only to develop the unit and not used to assist homebuyer lower purchase price from fair market, resale provisions must be used. If this occurs, the housing unit must be acquired by an eligible low-income family and the housing must be the principal residence of the family throughout the period of affordability. If the housing is transferred, voluntarily or otherwise, during the affordability period, it must be made available for subsequent purchase only to a buyer whose family qualifies as low income and will use the property as its principal residence.

Recapture / Resale Provision Pt. 2

This is a mechanism to recapture all or a portion of the direct HOME subsidy if the HOME recipient decides to vacate the unit within the **affordability period** at whatever price the market will bear. **The recaptured funds will come from the net proceeds if available.** Recaptured funds may be used for any HOME-eligible activity.

- The homebuyer may sell the property to any willing buyer.
- The sale of the property during the affordability period triggers repayment of the direct HOME subsidy that the buyer received when he/she originally purchased the home.

HOME funds will be utilized for principal buy-down and closing cost assistance. The subsidy for principal buy-down and closing cost will be provided in the form of a deferred loan (non-amortizing) to the borrower. The loan will be due and payable upon the resale of the home, refinancing of the home, upon death of the homebuyer, or if the homebuyer no longer occupies the home as his/her principal residence. This will be imposed during the duration of the period of affordability of all HOME-assisted homebuyer projects through a written agreement with the homebuyer and enforced via mortgage and lien documents.

Program Requirements: Guidelines for HOME Funds used for Homebuyers Under the Downpayment Assistance Program and CHDO Homebuyer Subsidy Program

The DPA program forgivable principal balance will be reduced by 20% each year beginning after the first year of occupancy for the duration of the loan if conditions are met. The DPA Loan and CHDO Homebuyer Subsidy balance remains the same during entirety of homeownership. If there is an incidence of default, the outstanding principal balance will become due and payable. These funds will be remitted to Augusta Housing and Community Development (AHCD) and will be utilized to support other HOME-eligible activities only.

The Period of Affordability. AHCD will follow the guidelines indicated below for all HOME loans both during and after the affordability period associate with the HOME assistance:

Sale, Transfer or Foreclosure: In the event the borrow sells or transfers the property or if the property is foreclosed up, and after the first lien holder is satisfied, AHCD will employ the shared net proceeds option in accordance with 24 CFR Part 92.254(a)(5)(ii)(A) and will accept the remaining funds available based on the Settlement Statement as the net proceeds of the sale and as the amount of HOME funds subject to recapture as provided in 24 FR Part 92.254(a)(5)(ii)(A)(#). The borrower signs as an agreement stating that they will repay an amount equal to

the net proceeds of the HOME loan. Repayment will be forgiven if and only if there are no funds remaining to repay the loan after disposition of the property. AHCD will then satisfy the security deed and will not pursue any further collection efforts.

If a transfer of the property is made to a lineal heir(s) upon the death of the initial homebuyer, in the event that said lineal heir(s) is not eligible for assistance under AHCD's Down payment Assistance and Homebuyer Subsidy Program, said lineal heir must repay the loan in full or pay the amount remaining after satisfaction of the first mortgage and closing costs.

Recapture / Resale Pt. 3

1. In the event that said lineal heir(s) is not eligible for assistance under AHCD Homeownership Assistance Programs, said lineal heir must repay the loan in full or pay the amount remaining after satisfaction of the first mortgage and closing costs;
2. If the lender permits the lineal heir to assume the first mortgage, and the lineal heir is over income for the HOME assistance, the lineal heir must repay the remaining balance of the HOME loan;
3. If the lender permits the lineal heir to assume the first mortgage, and the lineal heir is HOME income eligible, then AHCD's loan if he/she agrees to occupy the property as their principal residence and other deed restrictive covenant items for the entire affordability period then there are no net sale proceeds;
4. If a lineal heir inherits the property and immediately sells it, he/she must repay the net sales proceeds up to the amount of the remaining balance of the HOME loan.

Mortgage Release: AHCD will file a "Release of Lien" document with the County Clerk of Superior Courts to release the original HOME assisted homebuyer from the requirements of the mortgage or other mechanism.

Monitoring of the Recapture Provision: AHCD annually maintains and certifies that the homeowner maintains the assisted unit as their primary resident. In order to satisfy the requirements of the program, the homeowner agrees to not:

- Rent, or contract to rent, any party to assume, lease, sell or abandon the Property, or any
- Part thereof, whether voluntarily or involuntarily, to any individual or individuals; or
- Use the property as an investment property; or
- Use the property as a recreational home or "second" home; or
- Change the use of the property, or any part thereof, to use other than for a single-family occupancy.

The Process: AHCD will mail annually each recipient a letter reminding them of the second mortgage loan, the amount of assistance, the term that the primary residency remains in effect based on the affordability table and their acknowledge of receiving these funds.

To ensure that the letters are sent and not forwarded to any other address AHCD uses a stamp stating the following: "Return Service Requested Do No Forward". This stamp allows AHCD delivery to the primary address where funds were provided.

AHCD also maintains and updates a spreadsheet reflecting when the letter was mailed and any other important information. The letters are maintained in each recipients homebuyer file.

If letters are returned undeliverable, staff researches the title and/or lien.

Recapture / Resale Pt. 4

Subordination of HOME Loan: Under specific conditions and the approval of AHCD's Director, AHCD will agree to subordinate the HOME loan to a refinance first mortgage. In most instances the HOME loans will be subordinate to Participating Lender Loans. In order to determine the amount of the new first mortgage, AHCD will review the HUD-1 Settlement Statement and other documentation deemed to be appropriate. The new loan with lender shall not include the following: adjustable rate mortgage, balloon mortgage, cash out by the borrower debt consolidation, third (3rd) Party payouts, any interest rate equal to or higher than that of the present first mortgage holder and no prepayment penalties.

The policy of AHCD for the recapture of HOME investments in cases where the borrower does not occupy the house for the full term of the affordability period is derived from the HOME program regulations at 92.254(a)(5)(ii)(A) and section 215(b)(3)(B) of the National Affordable Housing Act. County has selected option number three, shared net proceeds, as set forth in paragraph 92.254(a) (5) (ii) (A)(3) of the program regulations. Net proceeds means the sales price minus the first loan repayment, standard real estate commissions, if any, real estate taxes and closing costs. If the net proceeds are not sufficient to recapture the full amount of the investment plus enable the homeowner to recover the amount of the homeowner's down payment and any capital improvement investment made by the homeowner since purchase, AHCD must share the net proceeds with the homeowner. AHCD's policy of proportional return of investment is to encourage the purchaser to participate in the program and provides a fair return to both the purchaser and AHCD at the time of the sale. Because it is impossible to dictate the sales market condition at the time of the actual sale, AHCD has adopted to set the following policy:

The net proceeds will be divided proportionally as set forth herein by mathematical formula:

Recapture / Resale Pt. 5

The net proceeds will be divided proportionally as set forth herein by mathematical formula:

A = HOME Recapture amount

B = Amount to homeowner

Direct HOME investment

Direct HOME investment + homeowner investment X Net proceeds = A

Homeowner investment

Direct HOME investment + homeowner investment X Net proceeds = B

The Home Investment is the amount of funds that the owners made for improvements to the property over time. If there are no net proceeds, repayment of the note is not required. In the event the net proceeds exceed the amount necessary to repay both the homeowner's investment, the excess proceeds will be paid to the homeowner. AHCD's recapture policy is the same for voluntary and involuntary sales.

The HOME program will ensure that any recipient of HOME funds adheres to AHCD's affordability provision. The County does not use any sub-recipients, State recipients, urban county or

consortium members, CHDOs or other entities to provide the homebuyer assistance. CHDOs are utilized in the Homebuyer Subsidy programs and are required to follow the recapture provision.

Other Provisions

In the event HOME assistance is used only to develop the unit, resale provisions must be used. If this occurs, the housing unit must be acquired by an eligible low-income family and the housing must be the principal residence of the family throughout the period of affordability. If the housing is transferred, voluntarily or otherwise, during the affordability period, it must be made available for subsequent purchase only to a buyer whose family qualifies as low income and will use the property as its principal residence. If this occurs, AHCD will outline a resale provision policy in accordance with 24 CFR Part 92.254(a)(5)(i)(A) and (B).

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Recapture/Resale Provision

Augusta, Georgia has selected to utilize the recapture provision in administering the HOME-assisted homebuyer programs. The HOME funds will be used to assist homebuyers through acquisition, rehabilitation, or new construction of single-family for sale housing to low income homebuyers. These funds or HOME subsidy will be provided to the homebuyer as either a deferred payment loan, forgivable loan, or low interest loan. Whereas assistance will be provided to the homebuyer, CHDOs and other partners will be responsible for assisting the homebuyer with completing all required documentation for submission.

AHCD will control the recapture/resale of the homebuyer property during the affordability period by utilizing the recapture provisions, depending on the type of assistance provided. This provision is secured and enforced through a mortgage deed and a note. The mortgage deed is filed for recordation with the County Clerk of Superior Courts, and these requirements places a lien on the property thereby should trigger any action related to the sale, transfer, assumption or foreclosure of the HOME-assisted property. The mortgage and note clearly define the dollar amounts and the loan terms.

The HOME Rule at §92.254(a)(4) establishes the period of affordability for all homebuyer housing. For HOME-assisted homebuyer units under the recapture option, the period of affordability is based upon the direct HOME subsidy provided to the homebuyer that enabled the homebuyer to purchase the unit. The minimum affordability periods are outlined in the table below:

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Augusta does not expect to lose any units from its inventory. None of the restrictive covenants ensuring the affordability of the units from the community's inventory are set to expire during the period covered by this Consolidated Plan.

Does the availability of housing units meet the needs of the population?

As shown in the following Housing Market Analysis section, extremely low-income and low-income households generally cannot afford to own or rent market rate housing and require assistance to obtain decent and affordable housing. A large percentage of households are at or below the area median income and experiencing a disproportionate housing need.

Augusta has a significant need for affordable housing. Currently, waiting lists for publicly assisted housing and Housing Choice Vouchers have a wait period of many years. In addition to issues relating to affordability, issues relating to housing conditions are also prevalent. With much of

the housing units older than thirty years of age, a large portion of Augusta's housing stock may need substantial rehabilitation and emergency repairs. The extent of housing needs in Augusta far exceeds the resources available to address those needs.

Describe the need for specific types of housing:

Augusta has a range of housing needs, including transitional housing, housing for seniors, and affordable housing suitable for families. The preservation of the current housing and bed inventory and the ability to expand the inventory over the next several years remains critical. Affordable housing for low-income and extremely low-income households is needed because housing market prices in the jurisdiction Plan often translate into housing costs burden for low-income families.

Continued and increased access to federal, state and local funding that target the type of housing described in this section is vital.

Discussion

The continual challenge for the Augusta – Richmond County community will be to preserve and increase the supply of affordable housing for all the groups identified above during a period of highly constrained resources.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The cost of housing in Augusta, both owner and renter, has increased over the last decade. Even with this increase, the cost of housing remains lower than the state of Georgia by comparison and contributes to the area's lower than average cost of living index as noted in the chart below. The median value of an owner-occupied housing unit in Augusta Richmond County was \$99,300 in the year 2010, up from \$76,800 (Richmond County) in 2000. Over 50% of the owner units in the city are valued at less than \$100,000. By comparison, only 23.1% of all owner occupied units in the state are worth \$100,000 or less.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	73,600	101,700	38%
Median Contract Rent	413	550	33%

Table 31 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	13,554	43.1%
\$500-999	16,441	52.2%
\$1,000-1,499	1,332	4.2%
\$1,500-1,999	131	0.4%
\$2,000 or more	24	0.1%
Total	31,482	100.0%

Table 32 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	2,719	No Data
50% HAMFI	8,698	4,987
80% HAMFI	21,111	11,874
100% HAMFI	No Data	17,317
Total	32,528	34,178

Table 33 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	549	619	738	1,004	1,243
High HOME Rent	543	612	730	945	1,035
Low HOME Rent	507	543	652	753	840

Table 34 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

According to the 2006-2010 CHAS data by HUD, mismatches in terms of supply and affordability exist in Augusta. Approximately 71,325 households earning less than 30 percent of AMI reside in Augusta; however, there are less than 14,000 dwelling units affordable to those at this income level.

Similarly, Augusta - Richmond County has substantially more households earning between 31 and 50 percent of AMI than housing units affordable to those at this income level. The shortage of affordable units is most acute for households with the lowest incomes, but even households earning between 51 and 80 percent AMI will have difficulty finding affordable housing. Furthermore, a housing unit affordable to a

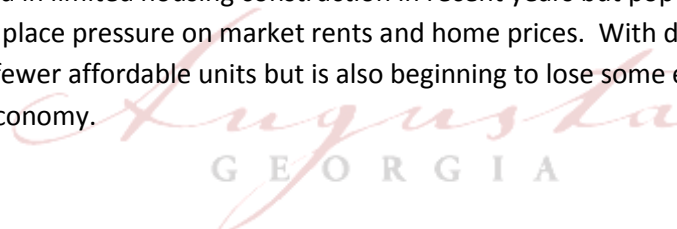
particular income group does not mean the unit is actually occupied by a household in that income group. Therefore, the affordability mismatches are likely to be more severe than presented by the CHAS data.

According to the 2005-2007 ACS PUMS data, there are approximately 76,870 persons with developmental disabilities in Augusta. A safe affordable place to rent or own is essential to achieving independence and enables people with disabilities to be fully integrated participants in the community. However, most persons with developmental disabilities live on fixed incomes and affordable decent housing is very limited.

Reviewing the highlights of the previous Housing Needs section, Augusta is in need of housing for special needs groups, homeless populations and affordable housing for extremely low- and low-income households.

How is affordability of housing likely to change considering changes to home values and/or rents?

The depressed housing market has resulted in limited housing construction in recent years but population in Augusta continues to grow. The tightened housing market will continue to place pressure on market rents and home prices. With diminishing public funds for affordable housing, Augusta is not only constructing fewer affordable units but is also beginning to lose some existing affordable units due to investors buying homes in this depressed housing economy.



How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Based on a survey of rental listings on www.craigslist.org, market rents in the Augusta area vary dramatically by location. Market rents in most unincorporated communities are on the low end when compared to the Fair Market Rents. However, urbanized areas such as central / downtown Augusta have comparable rents to the Fair Market Rents for Augusta. Therefore, while Augusta - Richmond County desires to de-concentrate affordable housing, market economics dictate that affordable housing may not be financially feasible or cost-effective in certain locations.

For first-time buyers, it is still a very difficult housing market even with lower mortgage interest rates, a shrinking inventory of affordably priced homes, and fierce competition from cash investors bidding for the same homes which reduces the number of affordable properties available to lower-income buyers.

Discussion

Many former homeowners have lost their homes to forced-sales and foreclosure which has been particularly high in this region. These former homeowners have either moved to rental housing or have left the market. Also, unemployment and loss of income has forced some households into lower-cost housing. The overall cost of obtaining owner-housing in Augusta has improved over the last several years due to the housing collapse resulting in a greater supply of affordable units available to more households. However, stiff competition from cash investors has made it difficult for buyers to make successful timely offers on properties.



MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Age, abandonment and high amounts of cost burden are factors that affect the condition of housing in a community. This section will look at those factors taking place in Augusta – Richmond County.

Definitions

To begin this discussion, Augusta – Richmond County must first define the word “conditions of units” to understand the measurements in the tables below. A “condition” of a unit may be one of four items:

- A housing unit lacking kitchen facilities
- A housing unit lacking plumbing facilities
- A housing unit with more than one person per room
- A housing unit with a household with a cost burden of at least 30 percent

For the purpose of this discussion, any unit will be considered as having a substandard condition when the residential property is not up to the local building or housing code. Any unit will be considered as having a substandard condition but suitable for rehabilitation if the renovation costs for the unit do not exceed the value of the property: land and buildings combined value.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	10,955	26%	14,163	45%
With two selected Conditions	261	1%	674	2%
With three selected Conditions	48	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	30,468	73%	16,645	53%
Total	41,732	100%	31,482	100%

Table 35 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	5,408	13%	3,550	11%
1980-1999	12,945	31%	9,272	29%
1950-1979	18,913	45%	14,758	47%
Before 1950	4,466	11%	3,902	12%
Total	41,732	100%	31,482	99%

Table 36 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	23,379	56%	18,660	59%
Housing Units build before 1980 with children present	3,393	8%	3,123	10%

Table 37 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 38 - Vacant Units

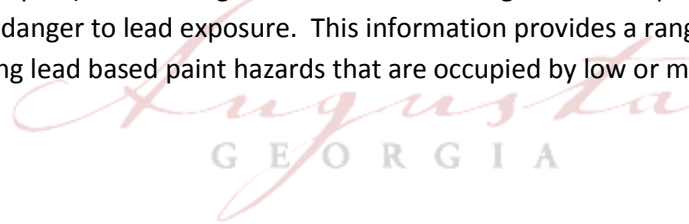
Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

The data identifies a need for both owner rehabilitation and rental rehabilitation. Augusta – Richmond County currently operates an owner-occupied rental rehabilitation program; however it no longer operates a rental rehabilitation program. The data shows a much stronger need for rental rehabilitation efforts. Augusta – Richmond County used to operate a rental rehabilitation program; however operation of the program was difficult due to ongoing affordability and compliance requirements with the reduction in staffing. Augusta – Richmond County does plan to fund rental rehabilitation efforts; however it will only be in conjunction with low-income housing tax credit (LIHTC) projects and in partnership with organizations maintaining the capacity to manage HUD funded projects.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

According to 2005-2009 CHAS data, approximately 57% of housing units in Augusta – Richmond County were built before 1980 (56% of owner-occupied properties and 59% of renter-occupied) and are at greater risk of containing lead based paint. About 1 in 10 of these homes have children, representing a clear and present danger to lead exposure. This information provides a range of between 3,900 and 9,900 of Augusta – Richmond County's housing units containing lead based paint hazards that are occupied by low or moderate income families.



MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Public and Assisted Housing Facilities

The Housing Authority of Augusta and Richmond County is the designated Local Public Housing Agency (PHA). Established in 1937, The Housing Authority is governed by a five-member Board of Commissioners appointed by the local government. An Executive Director and staff of employees oversee the day-to-day operations of the Housing Authority and its properties. The Housing Authority currently administers 4,212 units under the Section 8 Housing Assistance Payment Program located on scattered sites throughout the city. The 4,212 units consists of 3,653 Section 8 Housing Choice Vouchers and 559 HUD-VASH Vouchers with a total resident count of at least 559 family members. Additionally, the Housing Authority has 192 Mod Rehabilitation Vouchers utilized by families in the River Glen Apartment community.

Augusta Housing Authority residents have had a voice in management of AHA properties for a number of years. The Resident Advisory Board meets monthly and consists of approximately 60 residents. The board provides feedback to AHA management on all quality of life issues (security, maintenance and repairs, etc.), is involved in preparing grant applications, and makes recommendations regarding the AHA annual and five-year plans.

The annual budget for the Housing Authority exceeds \$20 million and includes expenditures to operate and maintain the public housing projects, provide housing assistance payments to Section 8 program participants, make capital improvements, provide security and other community services, and overall administration of the program.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	181	2,247	3,653	84	3,569	559	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 39 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

In addition to HUD's public and assisted housing, there are 630 Low-Income Housing Tax Credit (LIHTC) units throughout Augusta. The chart below displays the names of the eight properties and the number of assisted units at each.

There are approximately 106 personal care homes and assisted living facilities (as of July 2004) scattered throughout Augusta-Richmond County. Most represent single family houses converted to residences for small groups (no more than 6 individuals) of physically or mentally disabled adults. There are a few larger facilities catering primarily to the elderly. Over the last 10-15 years, an organization called Walton Community Services has sponsored the construction of residential apartments for the physically disabled on several sites around the city (see following table).

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Low-Income Housing Tax Credit Properties Augusta, Georgia	
Project Name	Units
East Augusta Commons	148
Olde Town Properties I	120
Hale Street Apartments	16
Governor's Park Town homes	4
Augusta Spring Apartments	80
Magnolia Park	171
Sandbar Manor	80
Sandbar Manor II	11
Source: Augusta-Richmond County, Georgia, Analysis of Impediments to Fair Housing Study , April 2003	

Low Income Housing Inventory for ARC

Walton Community Services Properties Augusta, Georgia	
Project Name	Description
Walton Manor, 2208 Walton Drive	Five-bedroom group home
Walton Pointe, 714 Monte Sano Ave	Three 2-bedroom units
Walton Heights Apts., 2038 Fenwick St.	Nine 2-bedroom units
Walton Place Apts., 3005 Lee St.	Twenty 2-bedroom units
Walton Commons, 2902 Howell Rd.	Eleven 2-bedroom units
Walton Terrace, 2950 Richmond Hill Rd.	Forty 1-bedroom units
Walton Ridge, 3550 Windsor Spring Rd.	Forty 1-bedroom units
Walton South, 511 West Richmond	Five 1-bedroom units Eight 2-bedroom units
Walton West Villas, 1068 Bertram Road	Six 1-bedroom units
Walton Legacy, 2575 Dover Street	Eleven 1-bedroom units
Source: http://www.wrhc.org/Independent_Living_Locations.cfm	

Walton Community Services Properties in ARC

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The Public Housing units within the jurisdiction have the following restoration and revitalization needs:

1. Modernization and replacement of interior structure due to age. These items include replacing kitchen cabinets, flooring, interior doors, and bathroom fixtures.
2. Modernization to improve energy efficiency which includes replacement of water heaters, toilets, windows, cooling units, etc.

3. Modifications to units and common areas to increase access for persons with disabilities which will expand ADA compliance.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Housing Authority strives to continue to improve resident initiatives through innovation in program design, adding new programs through special grant programs and maintaining a close relationship with the residents. The Authority continues to build new partnerships and seek new resources in the local community as well as nationwide.

It offers the Section 8(y) Homeownership Program to its residents. This program is designed to promote and support homeownership for first-time homebuyers and allows one of more family members to purchase a house. The program permits participants who meet the general requirements for admission into the public housing Section 8 Housing Choice Voucher Program the option of purchasing a home with their assistance rather than renting.

The Authority provides academic assistance to youth and adults living in public housing. Each year, the Authority provides scholarships to resident youth and adults that will attend either college or technical school. In addition the Authority offers after-school tutoring programs a GED program for adults, an adult literacy program, special tutoring in math and reading for the youth and a Neighborhood Networks Center where residents can have access to computers, the internet and additional training.

The Authority works closely with residents who experience special problems. A drug abuse counselor assists residents with drug treatment and counseling. Provisions are made for the senior residents as well. Specific events for the seniors include Senior Health Fairs and Screenings, a Senior Olympics, an Old Fashioned Costume party and holiday activities. A Senior Services Coordinator is employed to provide a number of activities including case management. A partnership with JWC Helping Hand, which received a ROSS (Resident Opportunities for Self-Sufficiency) grant, provides a variety of services for the senior and disabled residents. Included are home care and assistance from housekeeping aides.

The Authority partners with the Family Y to provide a Child Development Center located adjacent to the Authority's offices. The center serves public housing parents by providing child care on a sliding scale basis for those parents that are attending school or working. Funding for this endeavor is provided through a HUD Resident Opportunity and Self-Sufficiency gran

Discussion:

The mission at AHA is to provide low-income families, seniors and persons with disabilities access to decent, safe, affordable housing in Augusta-Richmond County. By extension, AHA hopes to fight housing discrimination in the local community while leading more local citizens to greater self-sufficiency

In the midst of a recovering housing market, AHA must explore innovative and diverse solutions in a constant effort to serve as many local families as possible, as fully as possible. Pursuing innovative developments means executing progressive solutions like mixed-source financing for new developments. It also means establishing mixed-income communities that stabilize public housing neighborhoods while breaking the cycle of concentrated low-income housing has troubled the community's urban core in the past.



MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The Augusta – Richmond County CoC's 2013 Homeless Count and Subpopulation Survey concluded there was a 4 % decrease in homelessness in 2013 (from 2011) that can be attributed, in part, to the following:

- A strengthened network of homeless service providers;
- Increased focus on homeless prevention and Rapid Re-housing initiatives; and
- An expansion of permanent housing beds that helped create additional beds of permanent supportive housing from 2010 to 2013.

While these achievements are noteworthy, there are still major challenges to Augusta's network of services and facilities, mainly due to the vast geographical area of Augusta. Providing services in such a large geographic footprint is a constant challenge. In the downtown and East Augusta segments of the community, transportation is a major barrier for homeless individuals and families to access emergency, transitional, or permanent housing. The lack of reliable public transportation makes it difficult to get to and from services but also often prohibits employment because it is difficult to take a job in one of the community's retail sectors, for instance, because of limited transportation. In the southern portion of the city, there is a need for funding to expand homeless prevention and rapid re-housing to assist in stabilizing vulnerable members of the community still struggling to rebound from the stagnant employment markets of the last several years.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	53	25	60	31	0
Households with Only Adults	152	100	90	21	0

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 40 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:



Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Augusta – Richmond County's Ten Year Plan to End Homelessness recommends that the Continuum of Care create a streamlined benefits application system featuring a single application process for multiple programs in order to expedite enrollment and access to available resources for homeless and at-risk of homeless individuals and families. Special attention is required to ensure that all homeless and at-risk of homeless individuals and families who are eligible for mainstream resources, such as SSI/SSDI, Medicaid/Medicare, TANF, WIC, etc., are afforded access to those benefits.

Health Services

With the implementation of the Affordable Care Act (ACA), the Augusta – Richmond County CoC will participate in enrollment and outreach activities to ensure eligible households are able to take advantage of new healthcare options. The CoC is planning a series of trainings and workshops that provide information on the ACA which should help expand Medicaid eligibility for people who are experiencing chronic homelessness and allows for the integration of housing, primary care and behavioral health. Various local entities have also received funding to conduct medical outreach and enrollment and are currently working with CoC member agencies to train outreach workers and enrollment counselors throughout Augusta – Richmond County

Mental Health

The Georgia Department of Behavioral Health and Developmental Disabilities (DBHDD), along with partner agencies like Serenity Behavioral Health Systems, provide special services to persons with mental illness, who are homeless, in Augusta. Beginning in 2012, the DBHDD introduced a state funded voucher-based shelter program, the Housing Choice Voucher, to help stabilize clients they serve in suitable living environments with intense support services available to ensure the clients' stability.

Employment

CoC Program-funded projects assist participants with increasing their income which is one way to ensure housing stability and decrease the possibility of returning to homelessness. The CoC's Supportive Services Committee (SSC) is responsible for identifying employment opportunities, training, education, and other resources that will help increase the income of participants by obtaining employment and becoming self-sufficient. The CoC is developing an extensive, community-wide resource list of all services related to employment/ mainstream benefits and identifying potential employers who will work with the CoC to hire the homeless and identify educational programs to assist homeless/ near homeless to become more employable. The CoC also intends to educate participants and program operators on the value and benefits of employment for disabled persons. Social Security will be involved to assure that employment will not jeopardize current benefits and will be available to educate program providers, participants, and the CoC community on employment in conjunction with benefits received. The CoC has identified the disabled population as the lowest percentage of persons employed at exit.

The CoC will work with employers to educate them on the employability of the population with disabilities.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Emergency Shelters - In Augusta, emergency shelter is offered at 6 facilities. Of the 205 beds available, 53 are for households with children, and 152 are for households without children. There is one shelter for domestic violence victims (264 beds total).

Transitional Housing - In Augusta, there are a total of 150 transitional housing beds. Of these, 60 are for households with children and 90 are for households without children. There are 5 facilities in all, each of which serves a particular sub-population, including: substance abuse and addiction recovery, persons living with HIV/AIDS, veterans (including female veterans) and families with children.

Permanent Supportive Housing - Augusta has a total of 49 permanent housing beds available for the chronically homeless in our community. Currently, all of Augusta's permanent supportive housing beds are designed for people who are chronically homeless, but outreach and enrollment barriers have prevented 100% participation by chronically homeless individuals.

In addition to these facilities that meet the needs of homeless persons in Augusta, additional services are available and / or being developed to meet the needs of the homeless population, particularly chronically homeless individuals and families, veterans and their families, and unaccompanied youth:

Street Outreach Teams - The deployment of street outreach teams are a crucial step in connecting chronically homeless persons living on the street to necessary supportive services and housing. Serenity Behavioral Health Systems has street outreach teams, under the PATH program, that serve all of Augusta – Richmond County. The main purpose of these teams is to deploy highly trained staff to: locate people on the streets and in facilities; establish relationships; assess their situation and service needs; and, link them to appropriate supportive services.

Homeless Management Information System - Providers of homeless prevention, emergency shelter, transitional housing, permanent support housing, and related supportive service programs in Augusta participate in Pathways, the Homeless Management Information System (HMIS). The Augusta Housing and Community Development Department (AHCDD) implements the HMIS system for Augusta, which stores and tracks longitudinal person-level information about people who access homeless and income support services in the local community.

Access to mainstream services - Homeless service providers continually works toward linking homeless individuals and families to existing mainstream benefits. One of the Partner Agencies of the CoC, CSRA Economic Opportunity Authority (EOA), was also the first recipient in the State of Georgia of an SSVF grant to partner with the Augusta Warrior Project to increase the number of vets who will receive VA benefits and other supportive services.



MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

A variety of services and facilities targeting persons with special needs are available in Augusta, however, most services and facilities are located in the more urbanized portions of the community, specifically the area known as the Central Business District / Downtown Augusta. Many local residents living in rural parts of Augusta – Richmond County might have difficulty accessing these available services and facilities.

HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	0
PH in facilities	0
STRMU	0
ST or TH facilities	0
PH placement	0

Table 41– HOPWA Assistance Baseline

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Supportive housing needs vary for persons with various special needs. These special populations have needs for housing and supportive services that vary depending on such factors as the type of frailty or disability, nature and extent of addiction or illness and ability to function independently. Elderly persons, especially the frail elderly, may require long-term supportive housing that includes an assisted living or nursing care component. Some persons with disabilities, especially those with physical or developmental disabilities, are able to live either independently or with family members, however, some may benefit from a group living environment where some level of assistance and supervision is afforded. Persons with HIV are often able to live independently due to advances in medical treatment, however, persons living with AIDS may require long-term supportive care and or housing as their health conditions deteriorate and impact their ability to work. Persons with drug and alcohol abuse may require supportive housing on a short-term basis while they are undergoing rehabilitation.

Describe programs for ensuring that persons returning from mental and physical health (continued)

Residential care facilities provide supportive housing for persons with disabilities. The types of facilities available in Augusta include:

Serenity Behavioral Health Systems is the main provider of services to persons with mental illness, mental retardation and addictive diseases. Services include inpatient and outpatient care and residential housing. It has approximately 255 residential units available for persons suffering from mental and substance abuse problems. A twenty-four bed residential facility is available for individuals who are in need of mental health crisis and/or sub-acute detoxification services.

To assist clients in transitioning into the community, the center through its Supportive Living Residential Program place clients in personal care homes, semi-independent living arrangements, transitional living or respite centers. The primary goal is to enhance and promote the client's ability to remain in the community in the least restrictive environment available. Clients are still provided services as an outpatient at the facility on Mike Padgett Highway and through the Mental Retardation Outpatient Program located on Bay Street. This program provides diagnostic assessment, individual training/counseling, family training/counseling, group counseling, nursing assessment, physician assessment and crisis counseling. Program staff consists of Physicians, nurses, licensed social workers and psychiatrists.

Gracewood Hospital, located on Myrtle Boulevard, provides inpatient and outpatient care for persons with physical and developmental disabilities. Services include medical, psychosocial services, patient/family education, legal services, community integration, garden therapy, horticultural therapy and music therapy.

Other providers and services include:

Friendship Community Center - operates a daycare for mentally challenged adults. Activities include life skills instruction, job readiness, educational programs, exercise, gardening therapy, music, spiritual uplifting & friendship.

Augusta Housing Authority – provides 1,221 housing units for the disabled. Through the First Choice Medical Services Program, it provides the disabled with supportive services through a personal-care homemaker aide. Services provided include light housekeeping, cooking, errands, respite care, personal hygiene care, laundry and other services

Augusta Training Shop for the Handicapped, Inc. - offers employment training and experience to disabled adults that include basic employment expectations including work adjustment, proper work habits, and furniture restoration, stripping, sand and caning.

Autism & Developmental Disabilities Society of CSRA – offers education, human services, summer camp, childcare, parent & professional training workshops, disabled employment training and placements, advocacy & family support.

Easter Seal Society of East Georgia - offers vocational evaluation, work adjustment, sheltered workshop, and field service and literacy program for the physically disabled.

Walton Community Services – provides housing and rehabilitative services to persons with physical disabilities.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Homelessness is often an unfortunate destination for individuals discharged from publicly funded institutions such as jails, prisons, hospitals, and mental health centers due to the lack of available affordable housing and permanent supportive housing options. The long term goal for Augusta is to achieve a zero tolerance policy regarding discharging into homelessness by local institutions through education programs and relationships with providers responsible for ensuring that persons discharged from these institutions do not end up homeless. In specific responses, the Governor's Office has instituted a local division of the new Georgia Prisoner Re Entry Initiative (GA-PRI) in Augusta to address the needs of incarcerated felons being discharged into the community. Additionally, the Georgia Department of Behavioral Health and Developmental Disabilities (DBHDD) has made Housing Choice vouchers available through the State for local consumers in need of supportive housing relative to their special need for mental health care services. When HUD implemented the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act the definition of homelessness changed and affects who is eligible for various HUD-funded homeless assistance programs. Individuals exiting an institution where they temporarily resided if they were in shelter or a place not meant for human habitation (i.e. on the streets) before entering the institution are now considered homeless. Specifically, people will now be considered homeless if they are exiting an institution where they resided for up to 90 days (it was previously 30 days), and were homeless immediately prior to entering that institution.

The following strategies will be implemented to prevent local institutions from discharging into homelessness with the goal of rapidly re-housing individuals from institutions back into affordable, community-based, permanent housing options:

- Encourage the use of mainstream resources that are available to people with disabilities, specifically through continued support and expansion of efforts to provide SOAR case management to remove the barriers to SSI/SSDI benefits for qualified disabled persons.
- Provide a comprehensive listing of all of the local agencies, divisions and departments that service homeless persons or contract with other agencies to serve homeless persons, with a particular emphasis on chronically homeless persons.

- Review and refine current discharge plans, clarify and analyze information, and make recommendations for specific and general improvements.
- Educate the community to understand that for many people living with disability income is a larger barrier to housing than the actual disability itself; many with disabilities must live on an extremely low-income benefit (such as SSI or SSDI).
- Assist people with disabilities to live successfully in available community housing with different housing services wrapped around them (i.e., shared housing, scattered site housing, group homes, and many other models).

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Augusta – Richmond County will strive to create livable communities for all residents, including people who are not homeless but have special needs. Goals for Augusta – Richmond County include:

- Support the development of multi-family housing with low income housing tax credits that improve the quality of aging urban communities – Assist 100 households over five years.
- Support owner occupied repair/rehab through loans to person earning less than 80 percent HAMFI – Assist 100 households over five years.
- Provide Tenant Based Rental Assistance to persons living with HIV/AIDS – Assist 150 people over five years.
- Fund supportive services to persons living with HIV/AIDS – Assist 650 people over five years.
- Fund short-term rent, utility and mortgage assistance for persons with HIV/AIDS – Assist 250 people over five years.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Augusta covers an area of 307 square miles with a population of 198,000. Within the boundaries of Augusta there are highly diversified areas that consist of high density urbanized areas and also lower density rural areas. However, the need for affordable housing remains at-large throughout the entire community. Within the vast areas of the Augusta community, there are several barriers to the production of affordable housing:

Land Use: The land use implications relate in particular with parcels that require a zone change to a zoning classification that allows multi-family housing due to their inconsistency with the current designation. Augusta is working to improve its current zoning processes, including utilization of the Enterprise Zone segments in three distinct areas of town: Rocky Creek, Harrisburg / West End, and Laney-Walker / Bethlehem which will eliminate zoning constraints for public and private sectors.

Density: Density is also a critical factor in the development of affordable housing. Given the ongoing economic and budget challenges facing the local, State, and Federal governments, together with diminishing resources for community development, it is now critical to lower the development costs of affordable housing. Overall, promoting higher density lowers the per unit land cost. Since the need for affordable housing is recognized as a significant housing problem in the local community, Augusta has established residential incentives that allow flexibility in the density based on the physical and service constraints in the area. As a result, affordability is restricted on the units.

Infrastructure: The need for affordable housing remains large in both the central urban areas as well as in the more rural areas of Augusta. The more rural areas of South Augusta employ a significant number of low- and moderate-income households. However, the need to fulfill the affordable housing need in these areas is strongly hindered by the lack of infrastructure. As evidenced by recent droughts and statewide concerns over water usage and availability, there is concern that the local demand for housing may exceed the areas water supply. In order to further the development of future affordable housing it is a possibility that additional facilities will need to be incorporated such as pipelines, treatment plants, booster pumping stations and any other facilities determined by the water company at the expense of the developer. Adding these additional expenses to the overall development of a project will significantly increase the cost. In addition to infrastructure costs, most of the projects in this area are located on a flood plain, in which the structure must be raised, or they must have a flood basin which also contributes to the expense of development in these areas.

Augusta is also beginning to identify severe vulnerabilities in its storm-water drainage system; recent re-development efforts in the downtown and urban core segments of Augusta have revealed compromised earthen pipes from the City's late 19th and early 20th century expansions in the area. With this vital infrastructure reaching or at the end of its originally intended life cycle, debate remains over an ensuing "storm-water" fee added to the local tax payer burden, but further development from

the public sector may be necessary to ensure developers are not deterred from creating housing options in the area for fear of the lack of sustainable infrastructure.



MA-45 Non-Housing Community Development Assets – 91.215 (f)

Augusta is an established Tourism destination that attracts visitors from around the globe, specifically with the Masters Golf tournament, the PGA Tour's first major every year, which brings in millions of dollars in revenue to the community every year. This spending accounted for local wage earnings and windfalls for many locally owned businesses, and additionally it generated millions in local and state tax revenues to assist the slumping budgets of each. On the whole, the Tourism sector is remarkably resilient, weathering down economies better than most other industries.

Augusta, like much of America, suffered a long, hard recession beginning in 2007, marked by a surge in the number of foreclosures, along with plummeting home values and historically high unemployment. The local economy began a slight recovery around 2010 and it is expected to progress even closer towards full economic health over the next five years. There are positive forces at work in Augusta. Business is investing, including new manufacturing, technology, military and defense employment expansions currently underway and continuing to increase beginning in 2015. Home prices are once again amongst the most affordable in the nation. The largest local public university, Georgia Regents University, is in the midst of heavy expansion, particularly in the medical college sector adjacent to the Laney-Walker / Bethlehem neighborhood. The healthcare sector has grown, even during the recession, and the industrial real estate market has seen lower vacancy rates and several new openings.

G E O R G I A

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	329	343	1	1	0
Arts, Entertainment, Accommodations	8,929	11,392	18	17	-1
Construction	2,971	4,192	6	6	0
Education and Health Care Services	10,739	17,966	21	26	5
Finance, Insurance, and Real Estate	2,318	2,808	5	4	-1
Information	1,283	2,316	3	3	0
Manufacturing	5,456	6,882	11	10	-1

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Other Services	1,864	2,570	4	4	0
Professional, Scientific, Management Services	3,597	4,879	7	7	0
Public Administration	0	0	0	0	0
Retail Trade	8,834	10,443	18	15	-3
Transportation and Warehousing	1,763	1,841	4	3	-1
Wholesale Trade	1,979	2,731	4	4	0
Total	50,062	68,363	--	--	--

Table 42 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)



Labor Force

Total Population in the Civilian Labor Force	89,696
Civilian Employed Population 16 years and over	78,899
Unemployment Rate	12.04
Unemployment Rate for Ages 16-24	31.07
Unemployment Rate for Ages 25-65	6.61

Table 43 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	12,905
Farming, fisheries and forestry occupations	3,458
Service	9,725
Sales and office	20,631
Construction, extraction, maintenance and repair	5,855
Production, transportation and material moving	5,559

Table 44 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	64,223	79%
30-59 Minutes	14,852	18%
60 or More Minutes	2,092	3%
Total	81,167	100%

Table 45 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	5,651	1,082	8,718
High school graduate (includes equivalency)	20,230	2,690	8,936
Some college or Associate's degree	22,852	2,300	6,829

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	15,629	692	3,748

Table 46 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	783	437	488	2,271	3,459
9th to 12th grade, no diploma	4,711	3,607	2,645	6,005	3,200
High school graduate, GED, or alternative	8,828	8,297	7,574	16,489	7,727
Some college, no degree	7,938	8,718	5,891	10,325	3,503
Associate's degree	860	2,453	1,980	4,159	887
Bachelor's degree	1,671	3,906	3,529	6,117	2,209
Graduate or professional degree	127	1,897	1,581	3,896	1,421

Table 47 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	15,423
High school graduate (includes equivalency)	24,343
Some college or Associate's degree	29,818
Bachelor's degree	43,107
Graduate or professional degree	51,662

Table 48 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Augusta remains a regional hub for medical services with multiple regionally and nationally recognized healthcare facilities employing healthcare professionals often trained at the local medical research university, Georgia Regents University. Increased demand and diverse expansion of post-secondary education opportunities throughout the local community has created numerous employment opportunities for academics and related education professionals in Augusta. Numerous factors in

tandem with those listed above influence Education and Healthcare Services accounting for 21% of the local workforce.

In addition to Education and Healthcare Services, Augusta has maintained a strong manufacturing base (18 %), aided by the addition of the Starbucks Soluble plant in South Augusta in 2013. The Augusta Soluble Plant is Starbucks first company-owned manufacturing facility to produce soluble products.

As reflected in the data from 2007-2011 ACS data reflecting Jobs by Sector, Augusta remains a primarily "white collar" community in terms of employment concentration with 33,536 out of the 58,133 jobs reported (58 %) belonging to the management, business and finance or sales and office job sectors.

Describe the workforce and infrastructure needs of the business community:

Augusta continues its economic recovery that began around 2010, yet skills gaps continue to negatively impact employment numbers in many industries. A relatively large pool of unemployed workers still exists. Many local residents are willing to work but lack the specific skills businesses need, particularly in priority industry sectors and emerging markets like technology and internet related industry. Now and moving forward, the workforce needs of the local business community will be impacted by dramatic demographic shifts and a baby boomer population reaching retirement age, creating new challenges as well as new opportunities to create a comprehensive workforce system focused on innovation and skill-based development. During the recession, middle-skill occupations that require less than a four-year degree, but more than a high school diploma - suffered a decline. These include occupations such as registered nurses, respiratory therapists, maintenance and repair workers, inventory managers, industrial truck and tractor operators, and computer / I.T. support specialists.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The recession and its effects have reduced the funding available to Augusta to provide services to local residents by substantial amounts every year compared to the period directly preceding the recession that began in 2007. Compounding that loss, economists predict a slow recovery, while at the same time, the state continues to shift its responsibilities for services to counties and cities and the new national health-care system, further complicated by the lack of Medicaid expansion within the state of Georgia, presents the region with opportunities and risks tallying millions of dollars.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

As described above, middle-skill occupations continue to be in demand in the region requiring some postsecondary education but not a college degree. In analyzing critical education-occupational indicators, it is evident that local students have made steady and significant improvement in English and math proficiency. The dropout rate has similarly improved. However, the proportion of high school seniors who graduated with the necessary coursework to be eligible for the college enrollment is low. In comparing the degrees granted from major local colleges and universities compared to the level of education needed for the annual number of job openings in Augusta, it is evident that the degrees granted at local colleges and universities remained steady over the past five years. The number of Bachelor's degrees fluctuated but never increased more than 1% over the five-year period, while Associate's degrees rose an average of 4%.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Augusta- Richmond County will diligently work to increase economic development opportunities for small and disadvantaged business and create new job opportunities for low and moderate income persons as part of its Non-Housing Community Development Strategy. In implementing an economic development initiative such as this, the city will strive to impact our city and county with the following goals:

- 1) Increase access to capital through our Small Business Development Loan Program for small, microenterprises, veteran, minority and women owned businesses. Access to capital through conventional sources has traditionally been very difficult for small and minority owned business. AHCCD has revised our Small Business Development Loan Program to better serve and assist this disadvantaged population in obtaining or leveraging capital to help retain existing jobs and /or create new jobs for low and moderate income persons in Richmond County. Our low fixed interest rate offer loans ranging from \$7,500 to \$ 35,000 and make this program a very attractive option for small business seeking funding resources.
- 2) Increase the number of job opportunities for low and moderate income persons, particularly in the Central Business District and neighborhood commercial areas through Work Force Training stimulus programs, Construction Trades program and Retail Skills training and bustling medical fields by working closely with our Department of Labor and the Laney Walker Enterprise Center to prepare the next generation of employees to acquire the entry level jobs created locally by our Chamber of Commerce, Downtown Business Development Authority, Augusta Tomorrow, GRU and University Medical System for the new workforce to acquire the jobs in the cybersecurity, medical care field and support services and IT related jobs that are now being generated.

3) Contract with Small Business Development Centers, non-profit and for profit businesses to provide training workshops and technical assistance to strengthen long range business planning, business management, business plans, and understanding the financial stabilization of a small business to existing business and potential business owners to learn how to prepare themselves to become entrepreneurs.

4) Use our Façade Rehabilitation Loan and Grant program in conjunction with our SBDPL as incentive to renovate and restore our downtown business district, and preserve our historic commercial structures to increase private investment capital downtown and spur economic growth throughout our city.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No



MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (Include a definition of "concentration")

Housing problems impact low- and moderate-income households disproportionately, compared to non-low and moderate-income households. Therefore, areas with concentrations of low-and moderate-income households are likely to have high rates of housing problems. The definition of "area of low-income concentration or minority concentration" is defined as areas with low-income population or minority concentration over 51 percent of the total population for a particular Census Tract.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (Include a definition of "concentration")

According to the 2010 Census, the racial/ethnic composition of the County's population was: 55 percent Black; 39 percent White (non-Hispanic); 2 percent Asian and Pacific Islander; and one percent indicating other ethnic groups.

Citywide, only 39 percent of the population is White; the remaining 61 percent of the population is comprised of minority persons. A "concentration" is defined as a block group whose proportion of minority households is greater than the overall community average of demographic composition. Racial and ethnic composition varies considerably across the region.

What are the characteristics of the market in these areas/neighborhoods?

The characteristics of the market are discussed in detail in Sections MA-05 through MA-25, and most of the same characteristics as described in those discussions apply to the market in these areas. The biggest differences would be that, as expected, there are a greater number of more substantial housing issues related to both housing costs and housing conditions, including multiple housing problems in both ownership and owner rental and multifamily rentals, in these areas.

Are there any community assets in these areas/neighborhoods?

Community assets generally include facilities such as schools, libraries, community centers, parks, and access to commercial establishments such as grocery stores, general merchandise stores, and pharmacy retailers, among others. In these specific areas, there are a number of local parks, as well as elementary, middle, and high schools.

Are there other strategic opportunities in any of these areas?

A strategic opportunity for the CDBG-eligible areas may include CDBG funding for public facility improvement and increased housing development to improve residential dwelling limitations in those under-utilized areas of the community. Additional strategic opportunities include vacant lots in the central business district area for the development of affordable housing.



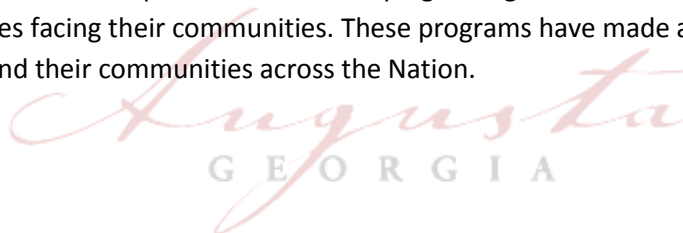
Strategic Plan

SP-05 Overview

Strategic Plan Overview

The primary purpose of this plan is to provide a grantee with a collaborative consolidated planning process whereby a community establishes a unified vision for housing and community development and communicates that vision to the public. The Strategic Plan section, being the core of the Consolidated Plan, outlines Augusta's five-year strategies and objectives and how the community and housing development needs will be addressed over the next five-years. Augusta has identified high priority needs for public services, affordable housing, economic development, homeless services and housing, as well as public facilities improvements. These needs were identified and reconfirmed to be high priorities based on community input and consultation efforts.

The HUD-funded programs are important tools for helping local governments tackle serious community development challenges facing their communities. These programs have made a difference in the lives of millions of people and their communities across the Nation.



SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 49 - Geographic Priority Areas

1	Area Name:	LANEY-WALKER/BETHLEHEM NRS
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	CDBG Eligible Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	

	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
3	Area Name:	Central Business District
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Commercial
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
4	Area Name:	Citywide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	

	Are there barriers to improvement in this target area?	
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General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Augusta - Richmond County will invest a majority of its CDBG and HOME funds city-wide due to low to moderate income population needs existing city-wide. Investing in affordable housing projects city-wide will also assist the city in affirmatively furthering fair housing and avoiding the concentration of low income populations. Augusta - Richmond County will target its CDBG infrastructure activities to census blocks with 51% of its residents at 80% or below AMI.



SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 50 – Priority Needs Summary

1	Priority Need Name	Affordable Housing - Increased home ownership
	Priority Level	High
	Population	Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Citywide
	Associated Goals	Increase Provision of case management services Affordable Housing Creation Home-ownership Assistance Fair Housing General Program Administration CHDO Set Aside, Operation and Administration
	Description	Increase homeownership through homebuyer down payment assistance as well as the development of new affordable housing owner-occupied units.
	Basis for Relative Priority	Increased home ownership was identified as a high priority need through the Community Needs Assessment Survey. ACS data supports the need for efforts to increase home ownership activity.
2	Priority Need Name	Affordable Housing- Development of New Units
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Citywide
	Associated Goals	Increase Housing for the Homeless Increase Housing Opportunities for PLWHA Increase Rental Housing Opportunities Affordable Housing Creation Dilapidated Properties General Program Administration Acquisition of Real Property CHDO Set Aside, Operation and Administration
	Description	Increase the number of quality affordable housing units for both rental and owner-occupied properties.
	Basis for Relative Priority	The expansion of quality affordable housing units was identified as a high priority need in the Community Needs Assessment Survey. Data from ACS also supports the need for new, higher quality affordable housing due to the aging housing stock currently available in Augusta - Richmond County.

3	Priority Need Name	Affordable Housing- Rehabilitation of existing uni
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Persons with HIV/AIDS Persons with HIV/AIDS and their Families
	Geographic Areas Affected	CDBG Eligible Area Citywide
	Associated Goals	Increase Housing for the Homeless Increase Housing Opportunities for PLWHA Increase Rental Housing Opportunities Affordable Housing Creation Housing Rehabilitation Program General Program Administration
	Description	Increase the availability of quality affordable housing units, both rental and owner-occupied, through the rehabilitation of deteriorating structures and rectification of code compliance concerns.
	Basis for Relative Priority	The expansion of affordable housing units through the rehabilitation of existing housing stock was identified as a High priority need in the Community Needs Assessment.
4	Priority Need Name	Removal of blighted and dilapidated properties
	Priority Level	High
	Population	Extremely Low Low Moderate Middle
	Geographic Areas Affected	CDBG Eligible Area Citywide Central Business District

	Associated Goals	Dilapidated Properties General Program Administration Acquisition of Real Property
	Description	Removal, through demolition, of vacant, dilapidated, and blighted properties and/or structures that present a clear danger to the surrounding community.
	Basis for Relative Priority	The removal of vacant, dilapidated and blighted properties and/or structures was identified as a High priority need in the Community Needs Assessment and in consultation with representatives of local government.
5	Priority Need Name	Youth Enrichment Opportunities
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Public Housing Residents Families with Children
	Geographic Areas Affected	Citywide
	Associated Goals	Community Facility Improvement General Program Administration Youth enrichment opportunities
	Description	Opportunities to increase youth participation in mentoring, tutoring, academic support services, community service and other life enrichment activities.
	Basis for Relative Priority	Increase access to Youth Enrichment activities was identified as a High priority need through the Community Needs Assessment Survey.
6	Priority Need Name	Homeless Assistance - Facilities
	Priority Level	High

	Population	Extremely Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence
	Geographic Areas Affected	Citywide
	Associated Goals	Increase Housing for the Homeless Community Facility Improvement General Program Administration
	Description	Provide funding for the acquisition, renovation, expansion or construction of facilities serving homeless populations.
	Basis for Relative Priority	Facilities that provide services for homeless persons, or persons at-risk of homelessness, were identified as a High priority need in the Community Needs Assessment Survey and in consultation with leaders of the local Continuum of Care for the Homeless and local homeless service providers.
7	Priority Need Name	Homeless Services
	Priority Level	Low
	Population	Extremely Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence
	Geographic Areas Affected	Citywide

	Associated Goals	Increase Rapid Re-Housing and Homeless Prevention Increase Provision of case management services Increase Housing for the Homeless Increase Housing Opportunities for PLWHA Permanent Supportive Housing General Program Administration
	Description	Provide case management, supportive services, rapid re-housing, homeless prevention, homeless outreach and access to affordable housing opportunities for homeless persons and persons at-risk of homelessness.
	Basis for Relative Priority	Increased provision of services targeted to homeless persons and persons at-risk of becoming homeless was identified as a High priority need through the Community Needs Assessment Survey.
8	Priority Need Name	Public Facility Improvement
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly
	Geographic Areas Affected	Citywide
	Associated Goals	Community Facility Improvement General Program Administration
	Description	Improve access to public facilities through renovation, rehabilitation and expansion of existing inventory of public facilities.
	Basis for Relative Priority	Improvements to local Public Facilities was identified as a Low priority need through the Community Needs Assessment Survey.
9	Priority Need Name	Public Services
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Strategy for Persons with Special Needs General Program Administration
	Description	Provision of public service enrichment activities, particularly those oriented towards youth and seniors in the community.
	Basis for Relative Priority	Public Services, particularly those oriented towards youth and seniors in the community, was identified as a High priority need through the Community Needs Assessment Survey.
10	Priority Need Name	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Middle
	Geographic Areas Affected	Citywide Central Business District
	Associated Goals	Economic Development General Program Administration

	Description	Provision of assistance with small business development, job creation and retention, improved commercial streetscapes, and capacity building for locally-owned small businesses.
	Basis for Relative Priority	Expansion of Economic Development efforts, particularly those focused on creating and retaining jobs in the community, was identified as a High priority need through the Community Needs Assessment Survey.
11	Priority Need Name	Affordable housing - Rental and Relocation
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children veterans Elderly
	Geographic Areas Affected	LANEY-WALKER/BETHLEHEM NRS CDBG Eligible Area
	Associated Goals	Increase Rental Housing Opportunities Fair Housing General Program Administration Relocation
	Description	Increased access to affordable renter-occupied dwelling units and relocation assistance to support neighborhood development.
	Basis for Relative Priority	Increased access to affordable renter-occupied dwelling units and relocation assistance were identified as a high priority need through the Community Needs Assessment Survey. ACS data supports the need for efforts to increase affordable rental units.

Narrative (Optional)

Priority needs were identified and ranked through Augusta - Richmond County's Consolidated Planning process by conducting a prolonged Community Needs Assessment Survey distributed at local government offices, through local Community Partner Agencies and through the City's website.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Augusta-Richmond County has seen a recent expansion of rental assistance efforts. In constructing the Consolidated Plan, it was noted from citizen feedback that the preservation of existing housing, construction of new affordable housing and increased access to homeownership assistance were of the highest priorities in relation to housing needs in Augusta- Richmond County. Due to this increased availability of emergency rental assistance funds, in concert with the identification of the higher priority needs mentioned above, Augusta-Richmond County will not be allocating 2015-19 HOME funding to TBRA.
TBRA for Non-Homeless Special Needs	Augusta-Richmond County has seen a recent expansion of rental assistance efforts. In constructing the Consolidated Plan, it was noted from citizen feedback that the preservation of existing housing, construction of new affordable housing and increased access to homeownership assistance were of the highest priorities in relation to housing needs in Augusta- Richmond County. Due to this increased availability of emergency rental assistance funds, in concert with the identification of the higher priority needs mentioned above, Augusta-Richmond County will not be allocating 2015-19 HOME funding to TBRA.
New Unit Production	CHAS data used in the construction of this Consolidated Plan indicates the need for new affordable rental housing for very low income citizens, due to the high level of cost burdened residents in the 0-3-% AMI category and the high number of households with 1 or more of the 4 described housing problems. The CHAS data also indicates the need for additional new affordable housing for owner-occupied units for households making 50-80% AMI, due to the aging housing stock and the number of vacant lots within the Central Business District and adjoining historic residential areas.
Rehabilitation	A large majority of the housing units in Augusta-Richmond County are over 30 years old and there are a significant portion of households experiencing one or more of the 4 described housing problems, as shown in the data in previous sections of this plan. Rehabilitation efforts will be focused towards owner-occupied units, as well as rental units being rehabilitated with local bond funding by a developer with the capacity to achieve and maintain HUD compliance.
Acquisition, including preservation	Augusta-Richmond County will continue to use NSP program income to purchase and redevelop eligible properties, while supplementing the rehabilitation or demolition and redevelopment, with CDBG and HOME funds.

Table 51 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The anticipated funding for the 2015 to 2019 five-year Consolidated Plan for Augusta - Richmond County is over \$15 million. However, there has been a gradual reduction in HUD Formula Entitlement Program amounts over the past 5 years, necessitating creative approaches to the leveraging of resources. The following table identifies anticipated resources for this current five-year Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,689,993	150,000	0	1,839,993	7,359,972	Grants awarded on a formula basis for housing and community development activities. Primarily, recipients must be low to moderate-income (up to 80% MFI), or reside in a low/moderate-income area. All Program Income is obligated to projects as it is receipted in IDIS. There are no prior-year carry forward funds due to all funds being allocated to projects.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	673,471	235,000	0	908,471	3,633,884	Augusta expects an allocation of \$673,471 for the first year, FY2015. Refer to the 2015 Action Plan for detailed breakdowns.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,072,089	0	0	1,072,089	4,288,356	Augusta expects an allocation of \$1,072,089 for the first year, FY2015. Refer to the 2015 Action Plan for detailed breakdowns.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	151,819	0	0	151,819	607,276	Augusta expects an allocation of \$151,819 for the first year, FY2015. Refer to the 2015 Action Plan for detailed breakdowns.

Table 52 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

As has been common practice for Augusta-Richmond County, AHCDD will creatively use both Federal and nonfederal public as well as private resources to address the priority needs and objectives identified in the Consolidate Plan and Annual Action Plan(s). CDBG, HOME, HOPWA and ESG funded activities will be leveraged, whenever possible, by other federal and/or governmental support for their specific type of services.

Augusta – Richmond County will comply with applicable Federal regulations for the matching requirements for the HOME and ESG programs. The match for both programs is reported annually in the Consolidated Annual Performance and Evaluation Reporting (CAPER).

It is unclear at this time what private resources (e.g. equity, bank loans) will be committed during the coming program year(s). Private funds are most likely to be committed to new housing construction and economic development. It is anticipated that private and nonprofit entities will seek funding and/or tax credits for projects in furtherance of the objectives spelled out in the Consolidated Plan.

Homeless service providers will apply for funding under the Continuum of Care Program. Funds awarded to these providers under the CoC Grant process are combined with private contributions to the local non-profit partners, and these funds are then used to leverage ESG funding in support of program and service delivery. The CoC Program is designed to promote a community-wide commitment to the goal of ending homelessness; to provide funding for efforts by nonprofit providers, States, and local governments to quickly re-house the homeless while minimizing the trauma and dislocation caused by homelessness; to promote access to and effective utilization of mainstream programs by the homeless; and to optimize self-sufficiency among those experiencing homelessness.

Federal regulations governing the HOME Program require a twenty-five percent (25%) non-Federal match for every HOME dollar expended. Funding set-aside for program administration and for Community Housing Development Organization (CHDO) technical assistance/capacity building is exempt from this matching requirement. The match must be met by the end of the Federal fiscal year in which the expenditure occurred. This requirement is not project-specific but rather program-wide.

There are also plans to continue to receive City funds from the Hotel tax that was implemented in 2008. During 2010, the City floated a bond to generate \$8 million in revenue for the Laney Walker/Bethlehem Revitalization Project. This money will be used to build single family homes, mixed-use structures and infrastructure for the neighborhoods.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
AUGUSTA	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
AUGUSTA HOUSING AUTHORITY	PHA	Public Housing Rental	Jurisdiction

Table 53 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Addressing the community, social and economic development needs of low and moderate-income people throughout Augusta is a comprehensive and at times daunting undertaking. The development and fostering of sustainable partnerships and collaboration is essential to the effort. For the purposes of this plan, the institutional structure comprises the private, public, and nonprofit organizations that help carry out the Consolidated Plan for Augusta. The relationships and interaction of these organizations as they deliver programs and undertake activities can be referred to as Augusta's housing and community development delivery system, steered on behalf of the City by the Augusta Housing and Community Development Department.

These efforts bring more than just leveraged financial resources to a project; they create an environment abounding with additional experience, knowledge, information, facilities, strategies, and other valuable resources. Augusta continues to encourage and support the formation of these conjoined efforts for projects and activities that create viable, self-sufficient communities; decent, affordable housing; a suitable living environment; and expanded economic development opportunities for low-income persons. Augusta values its partners and affiliated agencies and recognizes their vital contributions to improving the health and well-being of the community as a whole. No one agency or organization alone can successfully accomplish the task.

Strengths and gaps regarding the institutional structure delivery system were identified utilizing community need assessment surveys, community meetings, forums, and other research. With multiple provider agencies offering a variety of services, there may be a general lack of coordination causing an overlap of services or issues with directing clients to the appropriate services increasing the possibility of a client falling through the gaps.

The system is further complicated by the challenges of the geographic footprint of Augusta. The vast distance between clients and service providers contributes to the impediments encountered by private, non-profit, and government agencies attempting to provide public services to low-income residents. With the number and variety of participants in the delivery system it is often quite difficult to establish priorities and to appropriately allocate resources. In addition to these existing gaps in the delivery system, more recently as a result of local, state, and federal budget cuts, Augusta partner agencies have all encountered some level of staffing cuts resulting in a lack of dedicated staff resources and effective implementation of the HUD entitlement grant programs.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		X
Legal Assistance	X		
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		X
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X

Transportation	X	X	X
Other			
Rapid Re-housing, Homeless Prevention	X	X	X

Table 54 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Augusta has many experienced homeless providers with a demonstrated track record in fiscal management to HUD standards and the provision of housing and supportive services targeted to homeless households. With the implementation of HEARTH legislation, the HUD-funded Continuum of Care (CoC) program dollars will focus more on meeting critical housing needs, with a focus on Permanent Supportive Housing development for the chronically homeless and rapid re-housing focused on the most vulnerable of shelter populations in Augusta – mothers with children and intact families. Although some HUD dollars may be reinvested in the system for support services, it is expected that other mainstream resources will be offered to provide services to chronically homeless persons and families and special needs populations (persons with HIV/AIDS, veterans, transition age youth, and persons with mental illness and/or disabilities). In addition to housing needs, there will be an increased focus on employment opportunities so the individuals and families ready for permanent employment can help offset service costs and needs through increased income.

These strategies are explained in more detail below.

- The Emergency Solutions Grant (ESG) program, which replaces the Emergency Shelter Grant program, is linked to the CoC competitive grant program and now places a much higher emphasis on helping people quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness particularly special needs populations.
- The Veterans Affairs Supportive Housing Program (VASH) program, which was implemented in October, 2009, is collaboration between the Augusta Housing Authority and the Charlie Norwood VA Medical Center to meet the housing needs of homeless veterans in residing in Augusta.
- The use of the 2-1-1 line, provided by United Way of the CSRA, in conjunction with the local Homeless Management Information System (HMIS), Pathways, has allowed available services to be updated quickly through an electronic database of information. This information is also available to members of the general public through links on a CoC dedicated website. (Accessible at <http://community.pcni.org/your-community/augusta>). Key services, such as Homeless Prevention and Rapid Re-housing are updated regularly to inform the public of available financial assistance. Veterans calling into 2-1-1 are also referred appropriately to local veteran services. Those agencies, which assist persons with HIV/AIDS and their families, also participate in 2-1-1.

The City of Augusta is the Grantee of the HOPWA formula funding for the Augusta - Richmond County MRSA. St. Stephen's Ministry of Augusta and Hope Health in Aiken, as the Project Sponsors, administer the HOPWA grant throughout the Augusta - Richmond County service area. The goal of the HOPWA program is to prevent homelessness for individuals and/or families that have HIV/AIDS, by providing housing stabilization assistance through the Short Term Rental, Mortgage and Utility Assistance (STRMUA) through subcontractors in the community that serve this population. The Project Sponsors also partner with the Ryan White Clinic and Street Outreach Team, sponsored through Georgia Regents University, and local HIV providers, to ensure that all participants are provided with appropriate medical care as well as in-depth supportive services which foster self-sufficiency.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The Augusta community is a strong believer in the importance of collaboration. The Augusta community continues to play an important role in both facilitating or directly bringing together disparate interests toward developing new, as well as strengthening existing, institutional structures and enhancing coordination between housing and service agencies. There are a variety of services for special needs population and persons experiencing homelessness; however, major gaps in the service delivery system exist, including: inadequate funding to provide the level of services needed; lack of coordination and communication among different agencies, particularly private and faith-based service providers; and geographic coverage of services is uneven, with some rural and remote communities being underserved.

In addition to those mentioned above, the following issues have been identified:

- Lack of public awareness of services and needs
- Local politics and agendas
- Local policies and procedures
- Institution barriers (service area)
- Underutilization of non-profit agencies as partners
- Language barriers
- Community apathy

The Augusta Housing and Community Development Department will continue to take specific actions to overcome these barriers and impediments by maximizing available resources such as annual meetings with service providers and improving and increasing communication by the posting of notices and information on websites and greater dissemination of e-mail communications.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The identified strengths and gaps provide the basis for cooperative strategies to fill gaps in Augusta's housing and community development delivery system. Augusta's focus on the institutional structure involves a broad strategy of coordination, empowerment, and communication with the public, private, and nonprofit sectors. Augusta will identify gaps in services through the needs assessment process and allocate a reasonable percentage of CDBG funds for supportive service programs that are most needed to address gaps in the service delivery system. An impetus to foster success will encourage Augusta Housing and Community Development to invest HUD funding in programs with documented track records of success in delivering housing and services to individuals with the ultimate goal of empowering these individuals through increased self-sufficiency. A portion of the CDBG funds will also be used to address costs associated with program delivery.



SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Rapid Re-Housing and Homeless Prevention	2015	2019	Homeless	Citywide	Homeless Services	CDBG: \$0 HOPWA: \$0 HOME: \$0 ESG: \$389,074	Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted Homelessness Prevention: 20 Persons Assisted
2	Increase Provision of case management services	2015	2019	Homeless	CDBG Eligible Area Citywide	Affordable Housing - Increased home ownership Homeless Services	CDBG: \$100,000 HOPWA: \$1,432,026 HOME: \$0 ESG: \$150,000	Public service activities for Low/Moderate Income Housing Benefit: 10000 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Increase Housing for the Homeless	2015	2019	Homeless	CDBG Eligible Area Citywide	Affordable Housing- Development of New Units Affordable Housing- Rehabilitation of existing units Homeless Assistance - Facilities Homeless Services	CDBG: \$150,000 HOPWA: \$0 HOME: \$0 ESG: \$100,021	Overnight/Emergency Shelter/Transitional Housing Beds added: 150 Beds
4	Strategy for Persons with Special Needs	2015	2019	Non-Homeless Special Needs	Citywide	Public Services	CDBG: \$458,228 HOPWA: \$1,932,026 HOME: \$0 ESG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 7500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Increase Housing Opportunities for PLWHA	2015	2019	Affordable Housing	CDBG Eligible Area Citywide	Affordable Housing- Development of New Units Affordable Housing- Rehabilitation of existing units Homeless Services	CDBG: \$0 HOPWA: \$1,996,393 HOME: \$0 ESG: \$0	Housing for People with HIV/AIDS added: 12 Household Housing Unit
6	Increase Rental Housing Opportunities	2015	2019	Affordable Housing	LANEY-WALKER/BETHLEHEM NRS CDBG Eligible Area Central Business District	Affordable Housing- Development of New Units Affordable Housing- Rehabilitation of existing units Affordable housing - Rental and Relocation	CDBG: \$0 HOPWA: \$0 HOME: \$505,105 ESG: \$120,000	Rental units constructed: 10 Household Housing Unit Rental units rehabilitated: 20 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Affordable Housing Creation	2015	2019	Affordable Housing	LANEY-WALKER/BETHLEHEM NRS CDBG Eligible Area	Affordable Housing - Increased home ownership Affordable Housing- Development of New Units Affordable Housing- Rehabilitation of existing units	HOME: \$1,755,221	Rental units constructed: 35 Household Housing Unit Homeowner Housing Added: 50 Household Housing Unit
8	Dilapidated Properties	2015	2019	Affordable Housing	CDBG Eligible Area Central Business District	Affordable Housing- Development of New Units Removal of blighted and dilapidated properties	CDBG: \$1,130,650	Buildings Demolished: 100 Buildings
9	Housing Rehabilitation Program	2015	2019	Affordable Housing	LANEY-WALKER/BETHLEHEM NRS CDBG Eligible Area	Affordable Housing- Rehabilitation of existing units	CDBG: \$3,425,380	Homeowner Housing Rehabilitated: 235 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Home-ownership Assistance	2015	2019	Affordable Housing	LANEY-WALKER/BETHLEHEM NRS CDBG Eligible Area Citywide Central Business District	Affordable Housing - Increased home ownership	HOME: \$500,000	Direct Financial Assistance to Homebuyers: 270 Households Assisted
11	Community Facility Improvement	2015	2019	Non-Housing Community Development	LANEY-WALKER/BETHLEHEM NRS CDBG Eligible Area Central Business District	Youth Enrichment Opportunities Homeless Assistance - Facilities Public Facility Improvement	CDBG: \$250,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted
12	Economic Development	2015	2019	Non-Housing Community Development	CDBG Eligible Area Citywide Central Business District	Economic Development	CDBG: \$522,182	Jobs created/retained: 38 Jobs Businesses assisted: 12 Businesses Assisted
13	Fair Housing	2015	2019	Affordable Housing	Citywide	Affordable Housing - Increased home ownership Affordable housing - Rental and Relocation	CDBG: \$175,000	Public service activities for Low/Moderate Income Housing Benefit: 500 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	Permanent Supportive Housing	2015	2019	Homeless	Citywide	Homeless Services	CDBG: \$250,000	Public service activities for Low/Moderate Income Housing Benefit: 30 Households Assisted



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
15	General Program Administration	2015	2019	Non-Housing Community Development Administration	Citywide	Affordable Housing - Increased home ownership Affordable Housing- Development of New Units Removal of blighted and dilapidated properties Youth Enrichment Opportunities Affordable Housing- Rehabilitation of existing uni Homeless Assistance - Facilities Homeless Services Public Facility Improvement Public Services Economic Development Affordable housing - Rental and Relocation	CDBG: \$1,664,500	Other: 0 Other
Consolidated Plan					AUGUSTA		136	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
16	Youth enrichment opportunities	2015	2019	Non-Housing Community Development	CDBG Eligible Area	Youth Enrichment Opportunities	CDBG: \$397,500	Public service activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
17	Acquisition of Real Property	2015	2019	Affordable Housing	CDBG Eligible Area	Affordable Housing- Development of New Units Removal of blighted and dilapidated properties	CDBG: \$451,525	Buildings Demolished: 50 Buildings
18	Relocation	2015	2019	Affordable Housing	Citywide	Affordable housing - Rental and Relocation	CDBG: \$225,000	Other: 50 Other
19	CHDO Set Aside, Operation and Administration	2015	2019	Affordable Housing	Citywide	Affordable Housing - Increased home ownership Affordable Housing- Development of New Units	HOME: \$1,782,029	Other: 1 Other

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Increase Rapid Re-Housing and Homeless Prevention
	Goal Description	Augusta is investing in the evidenced-based best practices of Rapid Re-housing and Homeless Prevention by focusing ESG funding to support provider activities in this area. Additionally, Augusta and the CoC are encouraging Partner Agencies to converting transitional housing projects to Rapid Re-housing initiatives.
2	Goal Name	Increase Provision of case management services
	Goal Description	Provide case management services to the homeless and at-risk of homelessness individuals in order to assess needs and make appropriate referrals.
3	Goal Name	Increase Housing for the Homeless
	Goal Description	Increase the number of housing units/beds available for the homeless to the existing housing inventory.
4	Goal Name	Strategy for Persons with Special Needs
	Goal Description	Use a combination of CDBG, ESG, HOPWA, HOME and local funds to support housing and supportive services to special needs populations.
5	Goal Name	Increase Housing Opportunities for PLWHA
	Goal Description	Increase housing opportunities for Persons Living with HIV/AIDS (PLWHA) through increased focusing of HOPWA funds towards targeted eligible beneficiaries.
6	Goal Name	Increase Rental Housing Opportunities
	Goal Description	Utilize HOME funds to increase the affordable and /or subsidized rental housing stock in Augusta. Additionally, ESG funding will be leveraged to develop affordable rental housing opportunities for persons exiting homelessness.
7	Goal Name	Affordable Housing Creation
	Goal Description	Work collaboratively with both public and private organizations to identify and meet local needs for affordable housing.

8	Goal Name	Dilapidated Properties
	Goal Description	Eliminate slum and blighting conditions that degrade neighborhoods. Clearance and demolition will occur throughout Augusta-Richmond County. Clearance and demolition of dilapidated structures and support the construction of affordable housing for low-income persons. Relocation assistance is included for residents displaced by economic development activities.
9	Goal Name	Housing Rehabilitation Program
	Goal Description	Continuation of the City's owner-occupied Housing rehabilitation program to qualified low and moderate income homeowners. The program components include deferred and low interest rate loans to finance repairs to substandard single-family residences. Also included in the program are emergency grants, free paint, limited housing improvement by World Changers and lead-based paint testing.
10	Goal Name	Home-ownership Assistance
	Goal Description	Assist eligible homebuyers to purchase affordable housing through down payment assistance.
11	Goal Name	Community Facility Improvement
	Goal Description	Acquire, renovate, or expand community facilities providing training services to youth, youth programming, homelessness, and mental health services.
12	Goal Name	Economic Development
	Goal Description	Funds will be used to continue Augusta-Richmond County's Small Business Development Loan Program
13	Goal Name	Fair Housing
	Goal Description	Funds used to affirmatively further Fair Housing.
14	Goal Name	Permanent Supportive Housing
	Goal Description	Funds will be used to support the development and continuation of local Permanent Supportive Housing programs targeted to chronically homeless and families.

15	Goal Name	General Program Administration
	Goal Description	Funds are used for costs incurred by the Augusta Housing and Community Development Department in the general administration of CDBG Programming in Augusta - Richmond County.
16	Goal Name	Youth enrichment opportunities
	Goal Description	Opportunities to increase youth participation in mentoring, tutoring, academic support services, community service and other life enrichment activities.
17	Goal Name	Acquisition of Real Property
	Goal Description	Funding will be used to pay for property acquisition and demolition expenses for vacant lots and dilapidated structures which are located next to and/or near newly constructed and/or rehabbed properties that were constructed by the department.
18	Goal Name	Relocation
	Goal Description	Funding will be used to pay families and/or individuals who are displaced as a result of acquisition of their property. This funding will follow the Uniform Relocation Act.
19	Goal Name	CHDO Set Aside, Operation and Administration
	Goal Description	Funds will be used to pay operating expenses and capacity-building of CHDOs involved in housing development projects. This amount includes the 15% set-aside required by HUD regulation.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Augusta - Richmond County anticipates that HOME funds will produce 18 multi-family affordable housing units in the time period covered by this Consolidated Plan (2015-19). Approximately 6 units will be targeted to very-low income families, 5 units will be targeted to low-income families and 7 units will be targeted to moderate income families.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

N/A-The Housing Augusta Housing Authority does not have a Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

N/A

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

N/A



SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Augusta covers an area of 307 square miles with a population of 198,000. Within the boundaries of Augusta there are highly diversified areas that consist of high density urbanized areas and also lower density rural areas. However, the need for affordable housing remains at-large throughout the entire community. Within the vast areas of the Augusta community, there are several barriers to the production of affordable housing:

Land Use: The land use implications relate in particular with parcels that require a zone change to a zoning classification that allows multi-family housing due to their inconsistency with the current designation. Augusta is working to improve its current zoning processes, including utilization of the Enterprise Zone segments in three distinct areas of town: Rocky Creek, Harrisburg / West End, and Laney-Walker / Bethlehem which will eliminate zoning constraints for public and private sectors.

Density: Density is also a critical factor in the development of affordable housing. Given the ongoing economic and budget challenges facing the local, State, and Federal governments, together with diminishing resources for community development, it is now critical to lower the development costs of affordable housing. Overall, promoting higher density lowers the per unit land cost. Since the need for affordable housing is recognized as a significant housing problem in the local community, Augusta has established residential incentives that allow flexibility in the density based on the physical and service constraints in the area. As a result, affordability is restricted on the units.

Infrastructure: The need for affordable housing remains large in both the central urban areas as well as in the more rural areas of Augusta. The more rural areas of South Augusta employ a significant number of low- and moderate-income households. However, the need to fulfill the affordable housing need in these areas is strongly hindered by the lack of infrastructure. As evidenced by recent droughts and statewide concerns over water usage and availability, there is concern that the local demand for housing may exceed the areas water supply. In order to further the development of future affordable housing it is a possibility that additional facilities will need to be incorporated such as pipelines, treatment plants, booster pumping stations and any other facilities determined by the water company at the expense of the developer. Adding these additional expenses to the overall development of a project will significantly increase the cost. In addition to infrastructure costs, most of the projects in this area are located on a flood plain, in which the structure must be raised, or they must have a flood basin which also contributes to the expense of development in these areas.

Augusta is also beginning to identify severe vulnerabilities in its storm-water drainage system; recent re-development efforts in the downtown and urban core segments of Augusta have revealed compromised earthen pipes from the City's late 19th and early 20th century expansions in the area. With this vital infrastructure reaching or at the end of its originally intended life cycle, debate remains over an ensuing "storm-water" fee added to the local tax payer burden, but further development from

the public sector may be necessary to ensure developers are not deterred from creating housing options in the area for fear of the lack of sustainable infrastructure.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Suggested Actions – Home Ownership Counseling and Education

The study concluded that one of the best ways to increase loan approval rates and to decrease the number of foreclosures is to provide community outreach on a variety of related topics. The Housing Department felt that this community outreach was a vital need in the community and has worked to increase awareness of available homebuyer education services through its existing non-profit organizations. The purpose of these classes is to provide monthly education where families and individuals can gain the experience needed to purchase a home. The staff provides credit counseling, homebuyer education and mortgage lending education on the different products that are available. In addition, some of these also offer foreclosure prevention counseling in order to keep families in their homes.

Concerns and Issues Expressed by Survey Participants over the past five years

Respondents to this and past surveys also had a number of suggestions about enhancing the local housing and community development environment, delivery system, and commitment to housing production throughout the community. This includes needs, barrier or constraints to addressing the needs, and suggested actions that Augusta-Richmond County can consider in eliminating the constraints and barriers to housing. The general comments are segmented into three main areas: additional housing needs, barriers and constraints to resolving housing needs, and methods that Augusta-Richmond County can adopt to overcome their housing challenges.

Other Housing Needs

- Need for additional homeownership training
- Building codes need additional enforcement
- Elimination of vacant substandard dwellings
- Demolition of run-down residential properties
- Enforce housing standards and codes
- Enhance financial instruments for low-interest loans or grants

Barriers or Constraints to Resolving These Needs

- Landlords do not adequately maintain their property
- Availability of staff to enforce codes
- Shortage of funds to purchase and rehab
- Lack of political will or leadership
- Property that is inherited and heir do not live in the area

Ways Augusta-Richmond County Can Work Toward Resolving These Needs

- Enhance outreach and education about affordable housing tools and programs
- Demolish the dilapidated housing units, vacant and abandoned units
- Enforce existing building codes or property standards
- Establish stronger partnerships with banks, developers, and business
- Build more affordable rental and homeownership housing

A new *Impediment to Fair Housing Study* will address both the effectiveness of previous efforts and an implementation plan to overcome existing issues for residents. This new study will be prepared for presentation to the full Commission sometime in 2014 and its recommendations will serve as the plan for the department.

Barriers to Affordable Housing

In December of 2008, the ***Analysis of Impediments to Fair Housing Study*** was completed for Augusta-Richmond County by Western Economic Services, LLC, referred to as WES. The WES report updated a similar study completed by TONYA in 2003. The report indicated that both individual circumstances and government policies can serve as barriers to affordable housing. Individuals and families often lack the information, income, and access to financing that make it possible for them to live in affordable, standard housing. Some have to pay excessive amounts of their income for shelter and related costs. The types of government actions that can affect the supply of affordable housing include real estate taxes, land use controls, building codes, and code enforcement. A copy of this report is available at the Augusta Housing and Community Development Department.

By Department of Housing and Urban Development (HUD) standards, there are three scenarios where a household has a housing problem:

- If a household pays more than 30 percent of its gross monthly income for housing, it is considered “cost burdened.” HUD considers households that pay more than 50 percent of their income on housing costs to be *severely cost burdened*.
- If a household occupies a unit that lacks a complete kitchen or bathroom, the unit has a *physical defect*.
- If a household contains more members than the unit has rooms, the unit is *overcrowded*. Based on HUD’s definition, and according to 2000 Census data, 40.7 percent of Augusta renters (11,357) are cost burdened and 19.4 percent (5,397) are severely cost burdened. Not as many homeowners with a mortgage experience this housing problem; 28 percent (7,129) are cost burdened and 11.7 percent (2,982) are severely cost burdened. According to the Census 734 housing units, 0.9 percent of all units, lack complete kitchen facilities. Similarly, 1 percent of all households—totaling 801 households—lack complete plumbing facilities. As of 2000, 1,035 owners (or 2.5 percent of all owners) in Augusta were overcrowded. A greater number and percentage of renters were overcrowded: 2,761 or 9 percent of all renters. Provisions in a local zoning ordinance that control such factors as the density of development, the number of unrelated people residing in a living unit, and the location of manufactured homes can increase the cost of housing and concentrate affordable housing units in certain parts of the community. Code enforcement activities can lead to the removal of units that might be suitable for rehabilitation and reuse as affordable housing. Subdivision regulations require new development to occur on lots that meet minimum size requirements, but existing lots may be built on without regard to their size. The WES report also used 2000 Census data and the Home Mortgage Disclosure Act (HMDA) data for the years 2001 through 2006 to develop a profile of mortgage lending activity in Augusta. During this time, nearly 98,000 loan applications were process for home purchases, home improvements, refinancing mortgages, and multifamily properties. Just over 33,000 of these loan applications were specifically for home purchases. In 2001, 4,469 loans transactions were made with an increase to 6,689 by the year 2006. During this period, 12,536 loans were originated (loans were made) and 3,106 were denied. Loan denial rates were calculated by race and ethnicity of the loan applicants. In general, minority races tended to have higher denial rates than whites over the entire size year period. In particular, blacks experienced a denial rate of 22% during the six year period, with whites just 14.2 percent.

Table E-1
Denial Rate for Owner Occupied Home Purchase
Loan Application by Selected Races
Augusta-Richmond County: HMDA Data 2001 – 2006

Year	Black	Hispanic (Race)	White	Total	Hispanic (Ethnicity)
2001	25.4%	16.7%	18.3%	25.5%	0
2002	22.2%	17.6%	15.6%	20.2%	0
2003	18.9%	21.7%	12.7%	16.9%	0
2004	23.8%	0	14.8%	20.9%	17.2%
2005	21.8%	0	13.3%	19.0%	24.7%
2006	20.2%	0	11.4%	17.1%	16.0%
TOTAL	22.2%	18.8%	14.2%	19.9%	19.2%

Loan Denial Rates for Homes in ARC

Barriers to Affordable Housing Pt. 2

As you can infer from this chart, the highest number of Loan Denials are in the Black and Hispanic races. The HMDA data is not quite conclusive in why the results are so high, because many of the financial institutions were not required to give a detailed reason for the denial. The most common issue with the applicant was cited as “credit issue”. Consumers who have problematic credit histories could benefit from understanding their credit report and creating and managing a budget. This would provide an avenue for many to conquer the road to home ownership.

Conclusions from Study – Potential Impediments

It was determined from this study that impediments to fair housing still exist in Augusta-Richmond County. One of the major areas of concern is in the mortgage denial rate for ethnic minorities. According to the data presented in Table E-1, Blacks and Hispanics face a significantly higher rate of mortgage denial. The main reason for this high denial rate is the lack of quality credit. In addition, there was an increase in predatory lending between 2002 and 2005 that targeted this population and resulted in a high foreclosure rate during the period of 2008 through 2009. One of the primary ways of decreasing predatory lending and improving credit is to offer Homeownership Counseling and Education. This education not only provides credit counseling but educates on the entire process from mortgage lending through home maintenance.

	Recommendation of Actions to Take	Actions Taken in Year 2013 to Overcome Impediments	Proposed Actions for 2014-19 to Overcome Impediments
1.	<p>Assist in improving fair housing delivery systems by:</p> <ul style="list-style-type: none"> • Creating a fair housing entity to do outreach and education; • Arrange for fair housing training from a fair housing entity; and • Design a simple set of instructions for a uniform fair housing referral system. 	<p>Staff contacted Atlanta Fair Housing Division for directions into how to move forward with providing fair housing training.</p> <p>Requested assistance from HUD-Atlanta in making contact with Atlanta Fair Housing Division for assistance in moving forward with fair housing training and locating a entity to provide directions.</p> <p>Contacted legal aid to discuss coordination and cooperation to provide a referral system.</p>	<p><u>A new Impediments to Fair Housing</u> study will address both the effectiveness of previous efforts and an implementation plan to overcome existing issues for residents. This new study will be prepared for presentation to the full Commission sometime in 2014 and its recommendations will serve as the plan for the department.</p>

Actions to Overcome Impediments Table Pt. 1

	Recommendation of Actions to Take	Actions Taken in Year 2013 to Overcome Impediments	Proposed Actions for 2014-19 to Overcome Impediments
2.	<p>Assist in improving public awareness of fair housing by:</p> <ul style="list-style-type: none"> • Acquiring and distributing additional fair housing flyers and pamphlets, including material about landlord tenant law, to social service agencies, residential rental property agencies, faith-based organizations and other advocate and service agencies; • Conduct outreach and education, especially to minority populations; • Consider coordinating and consulting with an existing Georgia fair housing entity to find ways to best present prospective fair housing sessions designed for the public and solicit stakeholders and others to join in raising public awareness; and • Create Web pages that educate local residents about fair housing. 	<p>Distributed fair housing flyers to the local housing authority and rental complexes.</p> <p>Translated flyers into Spanish Language and distributed to rental complexes.</p> <p>AHCDD is actively seeking a Fair Housing entity to assist with providing directions in how to implement a fair housing program and how to get the local stakeholders involved.</p> <p>Staff is working with IT Department regarding placing a link on AHCDDs Home page to direct individuals to Fair Housing Information and Entities.</p>	<p><u>A new Impediments to Fair Housing</u> study will address both the effectiveness of previous efforts and an implementation plan to overcome existing issues for residents. This new study will be prepared for presentation to the full Commission sometime in 2014 and its recommendations will serve as the plan for the department.</p>

Actions to Overcome Impediments Table Pt. 2

	Recommendation of Actions to Take	Actions Taken in Year 2013 to Overcome Impediments	Proposed Actions for 2014-19 to Overcome Impediments
3.	<p>Consider enhancing first-time homebuyer training programs that are within the domain of the AHCDD;</p> <ul style="list-style-type: none"> Promote outreach and education related to credit for prospective homebuyers. Include enhanced financial literacy for senior high school students. Address establishment and wise use of good credit, including a discussion that educates prospective credit consumers about predatory lending practice Identify the attributes of predatory loans Create list of lenders that have targeted Augusta, Georgia citizens with predatory mortgages 	<p>AHCDD has discussed with the local housing counseling agencies the need to educate potential homebuyers on the importance of maintaining good credit and predatory lending practice. It has been implemented during the monthly housing counseling classes.</p> <p>Additionally, with new research now available regarding predatory lending terms and products, mortgage companies that have engaged in those practices will be more easily identified. AHCDD has been able to detail the types of products based on credit requirements, down payments, interest rates and terms of financing to assist potential homebuyers from accepting these products.</p>	<p><u>A new Impediments to Fair Housing</u> study will address both the effectiveness of previous efforts and an implementation plan to overcome existing issues for residents. This new study will be prepared for presentation to the full Commission sometime in 2014 and its recommendations will serve as the plan for the department.</p>

Actions to Overcome Impediments Table Pt. 3

	Recommendation of Actions to Take	Actions Taken in Year 2013 to Overcome Impediments	Proposed Actions for 2014-19 to Overcome Impediments
4.	<p>Incorporate more formalize elements of fair housing planning into the Consolidated Plan</p> <ul style="list-style-type: none"> Convene a work group across departmental and governmental entities, at staff level, to meet regularly, such as quarterly, throughout the area to discuss differences between fair housing, the provision of affordable housing and landlord/tenant law. Invite members of local lending and real estate community to participate and enhance ability to do outreach and education. Create a chapter of the Consolidated Plan or a completely separate plan that stipulates what the AHCDD plans to accomplish in the fair housing area. 	<p>With the implementation of funding a new Impediments Assessment, AHCDD has prepared to identify specific causes of housing bias. This information will be crucial in directing Fair Housing practices to ensure that future tenants and buyers are aware of discriminatory practices through its outreach.</p>	<p><u>A new Impediments to Fair Housing</u> study will address both the effectiveness of previous efforts and an implementation plan to overcome existing issues for residents. This new study will be prepared for presentation to the full Commission sometime in 2014 and its recommendations will serve as the plan for the department.</p>

Actions to Overcome Impediments Table Pt. 4

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City's HCD Department serves as the lead organization for coordinating homeless issues within the Augusta's CoC process. Information is gathered through surveys of the homeless, community organizations and agencies, and homeless service providers. The information is shared with the community at large, with interested agencies and organizations and with members of the CoC.

The Augusta continuum was the first in Georgia to implement a community-wide Homeless Management Information System (HMIS). Coordinating entities can now produce an unduplicated count of our community's homeless population, with a total of 5,376 homeless men, women and children served in 2014. Of this total, 2,631 were children, an indication of our growing subpopulation of homeless women with children. At present, a total of 27 agencies and AHCD Department utilize this system. It is planned to offer this service to additional homeless service provider agencies, enhancing our continuum's ability to coordinate case management and client services.

The Augusta – Richmond County CoC is working to implement a targeted street-to-home outreach program/campaign and take a housing first approach for chronically homeless households and others with a disabling condition. Non-disabled persons are referred to emergency shelter or transitional housing programs and housed as quickly as possible. The CoC will soon implement a coordinated assessment system to ensure the right intervention through program admissions that will be marketed to community groups and outreach providers who coordinate outreach efforts with staff trained to guide households through the process regardless of age, gender, ethnicity, disability, etc.

Addressing the emergency and transitional housing needs of homeless persons

Based on input received at public meetings (Consolidated Plan and Continuum of Care) and in funding proposals submitted by service providers, more beds and additional supportive services are needed for the homeless in Augusta. The need for Permanent Supportive, Transitional, and Emergency Shelter Housing is great according to Augusta's most recent evaluation of the gap in availability of beds. Service providers need additional resources to staff and operate their programs, expand their services, and assist the homeless and near homeless with immediate problems (food, transportation, medical assistance, etc.).

Census data, field surveys, and input from the public and interest groups reveal a number of housing problems and needs. Lack of routine maintenance and repair work is evidence of the need for limited and moderate rehabilitation. There is a particularly high concentration of older, substandard housing units within neighborhoods in the former city of Augusta. Smaller pockets of deteriorating units are

located in almost all of the neighborhoods. Still other housing units are abandoned, dilapidated, and used for criminal activities. These units need to be dealt with either through code enforcement or total reconstruction. Where dilapidated units have been removed, the resulting vacant lots have become blighting influences on neighborhoods. The vacant lots represent opportunities for construction of new housing and added future revenue to the city.

Standard rental and owner units are available throughout the community, but cannot be accessed by those in need of better housing because they lack the necessary income, financing, or credit history. The high cost of housing has made it necessary for an increasing number of households to turn to lower priced rental units as the housing of choice. Yet other factors exist as well in the state of the current housing market, which although is on an upswing, still has not completely rebound from the market crash. Some owners and renters are paying excessive amounts of their income for shelter, and others cannot afford the down payment or other costs related to purchasing a home. These conditions and trends are all indicators of the need for the construction of more affordable housing, and the provision of more rental subsidies and down payment assistance.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The CoC is in the process of taking the following steps to reduce Length of Time Homeless (LOTH):

- 1) Adopt and implement a CoC-wide Housing First approach; and
- 2) Adopt and implement a CoC wide Rapid Re-housing approach. The CoC has recently increased the number of public/private partners to help implement these approaches.
- 3) Begin revising intake processes to ensure homeless households are given the appropriate intervention at time admitted to program to help reduce their stay in a coordinated intake and assessment model as required by the HEARTH Act;
- 4) Adjust case management procedures in order to train CoC and ESG case managers to move away from a housing-ready approach to an evidence-based home-based case management approach;

5) Improve data collection through HMIS by training participants to enter related data correctly and timely; and

6) Generating monthly or quarterly reports for outcome measurement.

The CoC is in the process of adopting the HEARTH goal of experiences of homelessness of no more than 30 days and the high-performing community (HPC) goal of reducing LOTH at least 10% from preceding years. The CoC will target non-HUD funded projects to reduce their LOTH in line with those who receive ESG, EFSP, CDBG and HOME funding.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The Augusta – Richmond County CoC Discharge Policy is mandated by the state of Georgia and is followed by the CoC. The CoC's Executive Committee is responsible for implementing policies and protocols and coordinating with various organizations, to ensure that persons being discharged from a publicly-funded institution or system of care are not discharged immediately into homelessness. The goals are to identify discharge housing needs inclusive of housing and supportive services and to link the individual with community resources that will include mental health services, substance abuse support, and housing.

Additionally, Augusta is anticipating a significant impact on the discharge planning of formerly incarcerated individuals (felons) from the state of Georgia funded Governor's Prisoner Re-Entry Program Initiative (GA-PRI) currently in pilot phase within the community.

Below, you will find the Discharge Plan for Augusta Richmond County as part of the Continuum of Care (CoC) application submission for FY2013-14 to be implemented as part of the 2014 strategy presented in this Plan.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Lead-Based Paint (LBP) Hazard Reduction Strategy

The Residential Lead-Based Paint Hazard Reduction Act of 1992 focuses on the reduction of hazards, risk assessment, and prevention to reduce the effects of lead-based paint hazards on children. Elevated blood lead levels in children can cause damage to the brain and nervous system, effect intelligence, slow growth, cause learning disabilities and even lead to death. A major cause of lead poisoning is from lead based paint in residential buildings. Based on the City's review of the housing stock, approximately 50% of the housing units may contain lead-based paint.

The City's actions to evaluate and reduce Lead-Based Paint hazards is outlined below and incorporated into the following programs; single-family rehabilitation program, first-time home buyer program and Community Housing Development Organization housing projects. To meet the requirements of the Act which took effect on September 15, 2000, the City has incorporated lead-based paint reduction policies into these housing programs to address the following areas of concern:

- **Hazards**

"Hazard" means any condition that causes exposure to lead from lead-contaminated dust, soil, or paint that is deteriorated or present in accessible or friction surfaces. Contaminated dust is considered the most common pathway of childhood exposure to lead. Lead-based paint hazards do not include intact lead-based paint which is not on a chewable, impact or friction surface.

- **Risk Assessment and Interim Controls**

Risk assessment requires on-site analysis to determine existence, nature, severity, and location of lead hazards. Interim controls are put into place and focus on measures that reduce human exposure to contaminated dust associated with the presence of lead-based paint.

- **Clearance Testing**

Clearance involves testing settled dust for lead contamination after hazard control work. It ensures that fine particles of lead in dust have been cleaned up.

- **Prevention/Treatment**

Reduction of hazards before a health problem occurs is critical. The age of housing stock is an acceptable basis for estimate in the location of dwellings with lead-based paint. Title X does not rely on children with elevated blood-levels (EBL) as a means of locating dwellings in need of abatement.

- **Notification**

The major objective is to increase the overall level of awareness of lead-based paint laws and regulations so that all community residents may be aware of their rights and responsibilities. In the event the presence of lead-based paint is detected in a housing unit, notifications will be carried out by the following mandated notification requirements established by HUD:

Pamphlet – Occupants, owners and purchasers must all receive Lead Hazard Information Pamphlet.

Disclosure – Ensure that property owners have provided purchasers and lessees with available information or knowledge regarding the presence of lead-based paint and lead-based paint hazards prior to selling or leasing a residence. Even if federal funds are withdrawn from a transaction, the purchasers are required to receive a disclosure of any known lead-based paint findings.

Notice of Lead Hazard Presumption/Evaluation and Lead Hazard Reduction – Occupants, owners and purchasers must be notified of the results of the presumption of lead-based paint or lead hazards or of any lead hazard evaluation or reduction work.

How the actions are listed above relate to the extent of lead poisoning and hazards?

The programs listed above identify at-risk populations, such as children and aged housing stock in order to identify, assess, and prevent lead poisoning and hazards. The programs allow for extensive community outreach in an effort to protect families from LBP.

How are the actions listed above integrated into housing policies and procedures?

- **Lead Hazard Evaluation and Reduction**

The Lead Based Paint regulations affect all of the City's housing programs that use HUD funding. One of the City's housing inspectors is trained and certified as a Lead Paint Risk Assessor. An EPA laboratory is used for testing of samples taken during inspections.

In addressing lead hazard evaluation, the city will conduct a visual assessment, paint testing, or risk assessment, depending on the activity to be undertaken. In some instances there may be supporting evidence for the City to forego testing the housing unit and want to presume the presence of lead-based paint and/or lead hazards. Lead hazard reduction activities will include paint stabilization, interim controls, standard treatments, or abatement depending on the requirements for the activity type. The City of Augusta will ensure that all lead hazard reduction or rehabilitation work that disturbs painted surfaces known or assumed to contain lead-based paint will be completed using safe work practices, as outlined in the regulations. Clearance testing will then be performed by the Lead Paint Risk Assessor to ensure that there is no evidence of lead-based paint hazards when all work is complete.

The table below summarizes the level of lead-based paint hazard evaluation and reduction required by the activity type and level of federal assistance provided. The City will utilize this table in order to conform to the lead regulations when carrying out its housing program activities that utilize federal funds.

- **Ongoing Maintenance**

In activities where the assistance provided requires an ongoing relationship with a property, generally HOME rental programs, the owners must perform ongoing maintenance to ensure that lead hazard reduction measures are maintained.

Safe work practices will be used when all subsequent maintenance or renovation work is performed where lead-based paint may be present. Clearance testing will also be completed when any repairs, interim controls, or abatement work is completed as part of ongoing maintenance. The City will also keep maintenance records on each property that will include information on inspections, repairs and any other lead hazard evaluation and reduction activities. These records will be kept for a minimum of five years.

LBP Rehab Program

LBP Rehabilitation Implementation

Compliance with LBP guidelines will involve specific steps in the rehabilitation process. An example of the types of the steps involved in lead hazard evaluation and reduction/abatement are listed below:

Property Inspection and Rehabilitation Planning

1. Determine level of hazard evaluation and reduction required.
2. Risk assessor schedules lead evaluation.
3. Risk assessor performs paint testing and/or risk assessment.
4. Provide notice of evaluation.
5. Lead work specification work written by Senior Inspector.
6. Determine relocation needs.

Contractor Selection

1. Check qualifications of lead contractors.
2. Discuss work schedule with contractors/owners.
3. Discuss safe work practices with contractor/owner.

Supervising Rehabilitation

1. Ensure interim controls and abatement are supervised by a certified Abatement Supervisor.
2. Verify quality of lead hazard reduction work.
3. Ensure that safe work practices are used by trained workers.
4. Ensure work site preparation and worker protection.

Final Inspection and Clearance

1. Check that work is complete and clean-up is adequate.
2. Risk Assessor issues clearance report.
3. Re-clean and repeat clearance when necessary.
4. Provide lead hazard reduction notice.
5. Provide abatement or clearance report.
6. Ongoing maintenance and monitoring.

The new LBP regulations do not affect the types of housing listed below:

- Housing built since January 1, 1978, when lead paint was banned for residential use.
- Housing exclusively for the elderly or people with disabilities, unless a child under age 6 is expected to reside there.
- Zero-bedroom dwellings, including efficiency apartments, single-room occupancy housing, dormitories, or military barracks.
- Property that has been found to be free of lead-based paint by a certified lead-based paint inspector.
- Property where all LBP has been removed.
- Unoccupied housing that will remain vacant until it is demolished.

- Non-residential property.
- Any rehabilitation or housing improvement that does not contain evidence of deteriorating paint and will not disturb a painted surface.

	\$5,000	\$5,000 - \$25,000	>\$25,000
Approach to Lead Hazard Evaluation & Reduction	Do no harm	Identify and control lead hazards	Identify & abate lead hazards
Notifications	All projects	All projects	All projects
Lead Hazard Evaluation	- Paint testing of surfaces to be disturbed by rehab	- Paint testing of surfaces to be disturbed by rehab - Risk assessment	- Paint testing of surfaces to be disturbed by rehab - Risk assessment
Lead Hazard Reduction	- Repair surfaces disturbed during rehabilitation - Clearance of work site	- Interim controls - Safe work practices - Clearance of unit	- Abatement - Safe work practices - Clearance of unit
Ongoing Maintenance	For HOME rental properties only	For HOME rental properties only	For HOME rental properties only
Options	- Presume LBP - Use safe work practices on all surfaces	- Presume LBP and/or hazards - Use standard treatments	- Presume LBP and/or hazards - Abate all applicable surfaces

Lead Based Paint Table 1



SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The affordable housing plan offers numerous programs that eliminate and reduce the barriers associated with poverty. Each of these programs strategically analyzes the barriers associated with poverty through census data, ACS, CHAS Reports, and through community outreach. The shared goal between these programs is self-sufficiency.



SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Monitoring Standards and Procedures

Augusta - Richmond County currently uses various administrative mechanisms to track and monitor the progress of HUD-funded projects that are under its control and jurisdiction. The goal is to ensure that Consolidated Plan related programs and activities are carried out in a timely manner in accordance with federal regulations and other statutory or regulatory requirements. The primary monitoring goals for Augusta - Richmond County are to provide technical assistance, identify deficiencies and promote corrections in order to improve, and reinforce or augment the community's Consolidated Plan performance.

Augusta - Richmond County monitors all CDBG, ESG, HOME and HOPWA sub-recipient activities as required by HUD in accordance with the agreement between the agency and Augusta - Richmond County. Sub-recipients are required to submit monthly and/or quarterly and annual program/financial reports to facilitate the annual monitoring process. Annual monitoring includes ensuring that the sub-recipients, including Community Housing Development Organizations, comply with the terms of their agreements, including income and client eligibility, rents, reporting requirements, timeliness, sales prices, values, property standards, affirmative marketing, periods of affordability, relocation and fair housing. For established agencies, Augusta - Richmond County may choose to conduct a desk monitoring for agencies providing public services.

Other efforts include ongoing communication with sub-recipients through the provision of on-site technical assistance. Frequent telephone contacts, written communications, analysis of reports and annual audits, administrative and environmental guidance by City staff provide a basis for review and monitoring.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The anticipated funding for the 2015 to 2019 five-year Consolidated Plan for Augusta - Richmond County is over \$15 million. However, there has been a gradual reduction in HUD Formula Entitlement Program amounts over the past 5 years, necessitating creative approaches to the leveraging of resources. The following table identifies anticipated resources for this current five-year Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,689,993	150,000	0	1,839,993	7,359,972	Grants awarded on a formula basis for housing and community development activities. Primarily, recipients must be low to moderate-income (up to 80% MFI), or reside in a low/moderate-income area. All Program Income is obligated to projects as it is receipted in IDIS. There are no prior-year carry forward funds due to all funds being allocated to projects.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	673,471	235,000	0	908,471	3,633,884	Augusta expects an allocation of \$673,471 for the first year, FY2015. Refer to the 2015 Action Plan for detailed breakdowns.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,072,089	0	0	1,072,089	4,288,356	Augusta expects an allocation of \$1,072,089 for the first year, FY2015. Refer to the 2015 Action Plan for detailed breakdowns.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	151,819	0	0	151,819	607,276	Augusta expects an allocation of \$151,819 for the first year, FY2015. Refer to the 2015 Action Plan for detailed breakdowns.

Table 56 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

As has been common practice for Augusta-Richmond County, AHCDD will creatively use both Federal and nonfederal public as well as private resources to address the priority needs and objectives identified in the Consolidate Plan and Annual Action Plan(s). CDBG, HOME, HOPWA and ESG funded activities will be leveraged, whenever possible, by other federal and/or governmental support for their specific type of services. Augusta – Richmond County will comply with applicable Federal regulations for the matching requirements for the HOME and ESG programs.

The match for both programs is reported annually in the Consolidated Annual Performance and Evaluation Reporting (CAPER).

It is unclear at this time what private resources (e.g. equity, bank loans) will be committed during the coming program year(s). Private funds are most likely to be committed to new housing construction and economic development. It is anticipated that private and nonprofit entities will seek funding and/or tax credits for projects in furtherance of the objectives spelled out in the Consolidated Plan.

Homeless service providers will apply for funding under the Continuum of Care Program. Funds awarded to these providers under the CoC Grant process are combined with private contributions to the local non-profit partners, and these funds are then used to leverage ESG funding in support of program and service delivery. The CoC Program is designed to promote a community-wide commitment to the goal of ending homelessness; to provide funding for efforts by nonprofit providers, States, and local governments to quickly re-house the homeless while minimizing the trauma and dislocation caused by homelessness; to promote access to and effective utilization of mainstream programs by the homeless; and to optimize self-sufficiency among those experiencing homelessness.

Federal regulations governing the HOME Program require a twenty-five percent (25%) non-Federal match for every HOME dollar expended. Funding set-aside for program administration and for Community Housing Development Organization (CHDO) technical assistance/capacity building is exempt from this matching requirement. The match must be met by the end of the Federal fiscal year in which the expenditure occurred. This requirement is not project-specific but rather program-wide.

There are also plans to continue to receive City funds from the Hotel tax that was implemented in 2008. During 2010, the City floated a bond to generate \$8 million in revenue for the Laney Walker/Bethlehem Revitalization Project. This money will be used to build single family homes, mixed-use structures and infrastructure for the neighborhoods.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

N/A

Discussion



Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Rapid Re-Housing and Homeless Prevention	2015	2019	Homeless	Citywide	Homeless Services	ESG: \$77,815	Tenant-based rental assistance / Rapid Rehousing: 5 Households Assisted Homelessness Prevention: 5 Persons Assisted
2	Increase Provision of case management services	2015	2019	Homeless	Citywide	Homeless Services	CDBG: \$20,000 HOPWA: \$286,405 ESG: \$30,000	Public service activities for Low/Moderate Income Housing Benefit: 2000 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Increase Housing for the Homeless	2015	2019	Homeless	Citywide	Affordable Housing - Increased home ownership Homeless Assistance - Facilities Homeless Services	CDBG: \$30,000 ESG: \$20,004	Housing for Homeless added: 10 Household Housing Unit
4	Strategy for Persons with Special Needs	2015	2019	Non-Homeless Special Needs	Citywide	Homeless Services Public Services	CDBG: \$91,646 HOPWA: \$386,405	Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted HIV/AIDS Housing Operations: 10 Household Housing Unit
5	Increase Housing Opportunities for PLWHA	2015	2019	Affordable Housing	Citywide	Affordable Housing - Increased home ownership	HOPWA: \$399,279	Tenant-based rental assistance / Rapid Rehousing: 200 Households Assisted HIV/AIDS Housing Operations: 38 Household Housing Unit
6	Increase Rental Housing Opportunities	2015	2019	Affordable Housing	LANEY-WALKER/BETHLEHEM NRS CDBG Eligible Area Citywide	Affordable Housing- Development of New Units Affordable Housing- Rehabilitation of existing units	HOME: \$101,021 ESG: \$24,000	Rental units constructed: 7 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Affordable Housing Creation	2015	2019	Affordable Housing	LANEY-WALKER/BETHLEHEM NRS CDBG Eligible Area	Affordable Housing - Increased home ownership Affordable Housing- Development of New Units Removal of blighted and dilapidated properties Affordable Housing- Rehabilitation of existing units	HOME: \$351,044	Homeowner Housing Added: 11 Household Housing Unit Homeowner Housing Rehabilitated: 10 Household Housing Unit
8	Dilapidated Properties	2015	2019	Affordable Housing	CDBG Eligible Area	Removal of blighted and dilapidated properties	CDBG: \$226,138	Buildings Demolished: 20 Buildings
9	Housing Rehabilitation Program	2015	2019	Affordable Housing	CDBG Eligible Area	Affordable Housing- Rehabilitation of existing units	CDBG: \$685,076	Homeowner Housing Rehabilitated: 15 Household Housing Unit
10	Home-ownership Assistance	2015	2019	Affordable Housing	Citywide	Affordable Housing - Increased home ownership	HOME: \$100,000	Direct Financial Assistance to Homebuyers: 30 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Community Facility Improvement	2015	2019	Non-Housing Community Development	CDBG Eligible Area	Public Facility Improvement	CDBG: \$50,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted
12	Economic Development	2015	2019	Non-Housing Community Development	CDBG Eligible Area Central Business District	Economic Development	CDBG: \$104,436	Facade treatment/business building rehabilitation: 2 Business Jobs created/retained: 3 Jobs Businesses assisted: 1 Businesses Assisted
13	Fair Housing	2015	2019	Affordable Housing	Citywide	Affordable Housing - Increased home ownership Affordable housing - Rental and Relocation	CDBG: \$35,000	Public service activities for Low/Moderate Income Housing Benefit: 500 Households Assisted
14	Permanent Supportive Housing	2015	2019	Homeless	Citywide	Homeless Services	CDBG: \$50,000	Public service activities for Low/Moderate Income Housing Benefit: 21 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
15	General Program Administration	2015	2019	Non-Housing Community Development Administration	Citywide	Affordable Housing - Increased home ownership Affordable Housing- Development of New Units Removal of blighted and dilapidated properties Youth Enrichment Opportunities Affordable Housing- Rehabilitation of existing units Homeless Assistance - Facilities Homeless Services Public Facility Improvement Public Services Economic Development Affordable housing - Rental and Relocation	CDBG: \$332,999	Other: 0 Other
Consolidated Plan					AUGUSTA		169	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
16	Youth enrichment opportunities	2015	2019	Non-Housing Community Development	CDBG Eligible Area	Youth Enrichment Opportunities Public Services	CDBG: \$79,500	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted

Table 57 – Goals Summary

Goal Descriptions

1	Goal Name	Increase Rapid Re-Housing and Homeless Prevention
	Goal Description	Augusta is investing in the evidenced-based best practices of Rapid Re-housing and Homeless Prevention by focusing ESG funding to support provider activities in this area. Additionally, Augusta and the CoC are encouraging Partner Agencies to convert their transitional housing projects to Rapid Re-housing initiatives.
2	Goal Name	Increase Provision of case management services
	Goal Description	Provide case management services to the homeless and at-risk of homelessness individuals in order to assess needs and make appropriate referrals.
3	Goal Name	Increase Housing for the Homeless
	Goal Description	Funds will be used to develop and maintain Permanent Supportive Housing units and facilitate Rapid-Rehousing and Homeless Prevention of homeless and at-risk clients.
4	Goal Name	Strategy for Persons with Special Needs
	Goal Description	This funding will be used for administration of the HOPWA Program in Aiken, Edgefield, Burke, Columbia, McDuffie and Richmond Counties. Funds will be used to provide Tenant-Based Rental Assistance and STRMU assistance and supportive services

5	Goal Name	Increase Housing Opportunities for PLWHA
	Goal Description	This funding will be used for administration of the HOPWA Program in Aiken, Edgefield Burke, Columbia, McDuffie and Richmond Counties. Funds will be used to provide Tenant-Based Rental Assistance and STRMU assistance and supportive services.
6	Goal Name	Increase Rental Housing Opportunities
	Goal Description	Funds will be used to support the development of affordable rental housing in low-income neighborhoods.
7	Goal Name	Affordable Housing Creation
	Goal Description	Funds will be used to support the development of affordable housing in low-income neighborhoods.
8	Goal Name	Dilapidated Properties
	Goal Description	This funding will be used to pay for property acquisition and demolition expenses for vacant lots and dilapidated structures which are located next to and/or near newly constructed and/or rehabbed properties that were constructed by the department. Clearance and demolitions will occur throughout Augusta Richmond County. Demolition and Clearance of dilapidated structures and support the construction of affordable housing for low-income persons. Relocation costs are also covered under this area, as some residents may be displaced by community development activities.
9	Goal Name	Housing Rehabilitation Program
	Goal Description	Continuation of the city's owner-occupied Housing rehabilitation program to qualified low and moderate income homeowners. The program components include deferred and low interest rate loans to finance repairs to substandard single family and multi-family residences. Also included in the program are emergency grants, free paint, limited housing improvement by World Changers and lead based paint testing.
10	Goal Name	Home-ownership Assistance
	Goal Description	The funding will be used to support the continuation for the City's Down payment Assistance Program. Down payment assistance and closing costs will be subsidized for purchase of affordable houses for first-time homebuyers.

11	Goal Name	Community Facility Improvement
	Goal Description	Acquire, renovate, or expand community facilities providing training services to youth, youth programming, homelessness, and mental health services.
12	Goal Name	Economic Development
	Goal Description	Utilize funds to create new or expand existing businesses in targeted areas of the community currently suffering from disinvestment through the Small Business Development Loan Program and Facade Grant Program.
13	Goal Name	Fair Housing
	Goal Description	This funding will used for educational outreach activities to educate the public about Fair Housing Law and rights of citizens. Fair Housing outreach materials will continue to be disseminated to different entities such as housing counseling agencies throughout the city.
14	Goal Name	Permanent Supportive Housing
	Goal Description	Funding in the amount of \$24,483 will be available for new permanent supportive housing in conjunction with local Continuum of Care Homeless partner(s).
15	Goal Name	General Program Administration
	Goal Description	Funds will be used for costs incurred by the Augusta Housing and Community Development Department in the general administration of the CDBG program.
16	Goal Name	Youth enrichment opportunities
	Goal Description	Opportunities to increase youth participation in mentoring, tutoring, academic support services, community service and other life enrichment activities.

Projects

AP-35 Projects – 91.220(d)

Introduction

HUD requires a consolidated planning process for CDBG, HOME, and ESG programs. This process consolidates multiple grant application requirements into a single submission. The Five Year Consolidated Plan outlines proposed strategies for the expenditures of CDBG, HOME, and ESG for the purpose of providing a suitable living environment through safer, more livable neighborhoods and greater participation of lower-income residents throughout Augusta - Richmond County. The consolidated plan also outlines how the expenditure of CPD funds will increase housing opportunities; reinvestment in deteriorating neighborhoods; provide decent housing by preserving the affordable housing stock; increase the availability of affordable housing; reduce discriminatory barriers; increase the supply of supportive housing for those with special needs; and transition homeless persons and families into housing. Furthermore, the plan identifies the strategies to expand economic opportunities through: employment opportunities that pay self-sufficiency wages; homeownership opportunities; development activities that promote long-term community sustainability; and the empowerment of lower-income persons to achieve self-sufficiency.

There is no “carryover” of CDBG funds from previous program years to FY 2014-15. CDBG program income (PI) is allocated as it is received into IDIS, therefore estimated PI has not been allocated to 2014-15 projects. Differences between expected amount year 1 for CDBG in SP-35 and total allocations in AP-35 is estimated PI, \$150,000.

Projects

#	Project Name
1	CDBG15-Acquisition
2	CDBG15-Public Facilities - Jessye Norman School of the Arts
3	CDBG15-Clearance and Demolition
4	CDBG15- Public Services- Action Ministries, Inc.
5	CDBG15- Economic Development
6	CDBG15- PSH
7	CDBG15 - Housing Rehabilitation Program
8	CDBG15- Administration
9	CDBG15 - HCD- Relocation
10	HOME15 - Housing Redevelopment Initiative

#	Project Name
11	HOME15 - CHDO Set Aside
12	HOME15 - Homeowner Down Payment Assistance
13	HOME15 - CHDO Operating
14	HOPWA15 - Hope Health, Inc.
15	HOPWA15 - St. Stephen's Ministry
16	HOPWA15 - Family Initiative of the CSRA
17	HOPWA15 - East Augusta CDC
18	HOPWA15 - Program Administration
19	CDBG15 - Public Services - Augusta Mini Theatre
20	CDBG15 - Public Services - Boys and Girls Club of CSRA

#	Project Name
21	CDBG15 - Public Services - CSRA Business League
22	CDBG15 - Public Services - CSRA EOA, Inc.
23	CDBG15 - Public Services - Golden Harvest Food Bank
24	CDBG15 - Public Services - Good Hope Social Services
25	CDBG15 - Public Services - HCD Homeless Transportation
26	CDBG15 - Public Services - Hope House, Inc.
27	CDBG15 - Public Services - Kids Restart, Inc.

#	Project Name
28	CDBG15 - Public Services - MACH Academy, Inc.
29	CDBG15 - Public Services - New Bethlehem Community Center
30	CDBG15 - Public Services - Salvation Army of Augusta
31	CDBG15 - Public Services - Senior Citizens Council
32	CDBG15 - Public Services - United Way of the CSRA, Inc.
35	CDBG15 - Fair Housing
36	ESG15
37	HOPWA15 - Uncommitted
38	HOME15 - Program Administration

Table 58 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The primary objective of Augusta’s HUD-funded programs is the development of viable urban communities by providing decent, safe, and sanitary housing, and expanding economic opportunities principally for persons of low and moderate-income. The mission of meeting and addressing these community, social, and economic development needs of low-income persons and their communities is of paramount importance to Augusta. Unfortunately, there are barriers and challenges that hinder the development and implementation of important programs intended to serve those most in need.

One of the most important steps in addressing obstacles to community development is identification and evaluation. In Augusta, obstacles for HUD-funded activities include language and culture, location and geography, limited resources, and program restrictions and regulations. Augusta and many AHCCD sub-recipients have identified the need for bilingual staff sensitive to cultural traditions, issues, and values. For this reason many of our public notices, including notifications of HUD funding cycles and upcoming Citizen Participation meetings, are published in Spanish.

Currently the primary obstacle to meeting all of the identified needs, including those identified as priorities is the general lack of funding resources available to public and private agencies that serve the needs of low- and moderate-income residents. As noted previously, the amount of resources available to address social, community, and economic development goals pale in comparison to the recognized needs. To address this obstacle, Augusta strongly encourages its own agencies as well as cooperating cities and other sub-recipients to seek other resources, build new partnerships and collaborative, and to leverage additional funding whenever possible from local, State, Federal, and private sources. Augusta urges HUD-funded programs and services to be flexible, while at the same time to be as efficient and

effective as possible to achieve expected performance outcomes.

Augusta is geographically very large: Many of the targeted lower-income communities are within large urban settings, while some are located in remote rural areas, and in the suburban fringe. An effective tool used by Augusta is the Community Needs Assessment (CNA). Given the large geographic area represented, and the difficulty in attracting significant attendance to public meetings, the CNA allows for residents and other stakeholders to express their concerns and assess community development needs in a convenient, web-based and paper copy format, accessible through the City's website. Also, citizen input from the CNA provides great context, insight, and direction for the City and other organizations when they have the opportunity to directly discuss programs, plans, projects, etc., during planning sessions.



AP-38 Project Summary
Project Summary Information

(Table begins on next Page)



1	Project Name	CDBG15-Acquisition
	Target Area	CDBG Eligible Area
	Goals Supported	Affordable Housing Creation Dilapidated Properties
	Needs Addressed	Affordable Housing- Development of New Units Affordable housing - Rental and Relocation
	Funding	CDBG: \$90,305
	Description	This funding will be used to pay for property acquisition and demolition expenses for vacant lots and dilapidated structures which are located next to and/or near newly constructed and/or rehabbed properties that were constructed by the department. Properties will be donated to ARC Land Bank for use by developers
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Address: 925 Laney Walker Blvd., Augusta, GA 30901 Census Tract 7
2	Planned Activities	This funding will be used to pay for property acquisition and demolition expenses for vacant lots and dilapidated structures which are located next to and/or near newly constructed and/or rehabbed properties that were constructed by the department. Properties will be donated to ARC Land Bank for use by developers.
	Project Name	CDBG15-Public Facilities - Jessye Norman School of the Arts
	Target Area	CDBG Eligible Area Central Business District
	Goals Supported	Community Facility Improvement
	Needs Addressed	Public Facility Improvement
	Funding	CDBG: \$50,000
	Description	Funds will be used in the renovations of the Jessye Norman School of the Arts to complete the first floor of the building.

	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	100+ low-mod income children
	Location Description	739 Greene St, Augusta, GA 30901
	Planned Activities	Interior renovations to the first floor of the Jessye Norman School of the Arts.
3	Project Name	CDBG15-Clearance and Demolition
	Target Area	CDBG Eligible Area Central Business District
	Goals Supported	Affordable Housing Creation Dilapidated Properties
	Needs Addressed	Affordable Housing- Development of New Units Removal of blighted and dilapidated properties
	Funding	CDBG: \$226,130
	Description	Demolition and Clearance of dilapidated structures and support the construction of affordable housing for low-income persons.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	At least 100+ low- and moderate- income clients.
	Location Description	925 Laney Walker Blvd.
	Planned Activities	Clearance and demolition of dilapidated structures.
4	Project Name	CDBG15- Public Services- Action Ministries, Inc.
	Target Area	CDBG Eligible Area
	Goals Supported	Increase Provision of case management services Increase Housing for the Homeless
	Needs Addressed	Homeless Assistance - Facilities
	Funding	CDBG: \$19,000

	Description	Permanent Supportive Housing provides onsite resident services and Shelter Plus Care services to 21 Homeless individuals who reside at Maxwell House Apartments. This grant will cover administrative and management activities. The program includes intensive case management, life skills training, job readiness training, and health care resources. Funding will cover staff salary, fringe benefits and some program materials and supplies.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	21 homeless individuals will be supported through Permanent Supportive Housing.
	Location Description	1002 Greene Street #3, Augusta, GA 30901
	Planned Activities	<ul style="list-style-type: none"> • Permanent Supportive Housing • Case Management • Supportive Services
5	Project Name	CDBG15- Economic Development
	Target Area	CDBG Eligible Area Central Business District
	Goals Supported	Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$82,500
	Description	Small business development loan program and business development training.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	Provide 4 business loans and create 3 PTE or 2 FTE (start-up/expansion). Retain 1 FTE or 2 PTE (working capital loan)
	Location Description	925 Laney Walker Blvd. Augusta, GA 30901
	Planned Activities	Small business loans for development / expansion.
6	Project Name	CDBG15- PSH

	Target Area	CDBG Eligible Area Central Business District
	Goals Supported	Increase Provision of case management services Increase Housing for the Homeless
	Needs Addressed	Homeless Services
	Funding	CDBG: \$24,483
	Description	Funds will be used to support the development of Permanent Supportive Housing for the Chronically Homeless in our community.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	25 chronically homeless individuals.
	Location Description	925 Laney Walker Blvd.
	Planned Activities	
7	Project Name	CDBG15 - Housing Rehabilitation Program
	Target Area	CDBG Eligible Area
	Goals Supported	Housing Rehabilitation Program
	Needs Addressed	Affordable Housing- Rehabilitation of existing units
	Funding	CDBG: \$685,076
	Description	Continuation of the city's owner-occupied Housing rehabilitation program to qualified low and moderate income homeowners.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	75 low and moderate income families.
	Location Description	925 Laney Walker Blvd., Augusta, Georgia, 30901
	Planned Activities	The program components include deferred and low interest rate loans to finance repairs to substandard single family and multi-family residences. Also included in the program are emergency grants, free paint, limited housing improvement by World Changers and lead-based paint testing.

8	Project Name	CDBG15- Administration
	Target Area	Citywide
	Goals Supported	General Program Administration
	Needs Addressed	Affordable Housing - Increased home ownership Affordable Housing- Development of New Units Affordable Housing- Rehabilitation of existing units Removal of blighted and dilapidated properties Youth Enrichment Opportunities Homeless Assistance - Facilities Homeless Services Public Facility Improvement Public Services Economic Development Affordable housing - Rental and Relocation
	Funding	CDBG: \$332,999
	Description	Funds are allocated for use in the general administration of the Augusta Housing & Community Development Departments of the CDBG Program.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	925 Laney Walker Blvd., Augusta, Georgia, 30901
	Planned Activities	General administration of CDBG-funded programs in Augusta-Richmond County.
9	Project Name	CDBG15 - HCD- Relocation
	Target Area	CDBG Eligible Area Citywide
	Goals Supported	Affordable Housing Creation Dilapidated Properties
	Needs Addressed	Removal of blighted and dilapidated properties Affordable housing - Rental and Relocation
	Funding	CDBG: \$60,000

	Description	This funding will be used to pay families and/or individuals who are displaced as a result of acquisition of their property. This funding will follow the Uniform Relocation Act. Proposed Accomplishment: As needed.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	As needed.
	Location Description	925 Laney Walker Blvd., Augusta, Georgia, 30901
	Planned Activities	Reimbursement of families and/or individuals who are displaced as a result of acquisition of their property.
10	Project Name	HOME15 - Housing Redevelopment Initiative
	Target Area	Citywide
	Goals Supported	Increase Rental Housing Opportunities Affordable Housing Creation Home-ownership Assistance
	Needs Addressed	Affordable Housing - Increased home ownership Affordable Housing- Development of New Units Removal of blighted and dilapidated properties Affordable housing - Rental and Relocation
	Funding	HOME: \$586,603
	Description	Funding will be used to support costs related to acquisition, clearance demolition and construction of housing in low income neighborhoods.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	Scattered sites will be improved.
	Location Description	925 Laney-Walker Blvd., 2nd Floor Augusta, GA 30901
	Planned Activities	The funding will be used to support costs related to acquisition, clearance demolition and construction of housing in low income neighborhoods.
11	Project Name	HOME15 - CHDO Set Aside

	Target Area	CDBG Eligible Area
	Goals Supported	Increase Rental Housing Opportunities Affordable Housing Creation
	Needs Addressed	Affordable Housing - Increased home ownership Affordable Housing- Development of New Units
	Funding	HOME: \$101,021
	Description	The funds will be used to pay for operating expenses and capacity-building of CHDOs involved in housing development projects. This amount represents a 15% set aside of HOME funds, as required by HUD regulation.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	Up to 5 CHDOs will benefit.
	Location Description	925 Laney Walker Blvd., 2nd Floor Augusta, GA 30901
	Planned Activities	The funds will be used to pay for operating expenses and capacity-building of CHDOs involved in housing development projects. This amount represents a 15% set-aside of HOME funds.
12	Project Name	HOME15 - Homeowner Down Payment Assistance
	Target Area	Citywide
	Goals Supported	Home-ownership Assistance
	Needs Addressed	Affordable Housing - Increased home ownership
	Funding	HOME: \$100,000
	Description	The funding will be used to support the continuation of Augusta-Richmond County's Down payment Assistance Program. Down payment assistance and closing costs will be subsidized for purchase of affordable houses for first-time home-buyers.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	At least 45 low-income individuals will be provided Down Payment Assistance.

	Location Description	925 Laney Walker Blvd., 2nd Floor Augusta, GA 30901
	Planned Activities	The funding will be used to support the continuation for the City's Down payment Assistance Program. Down payment assistance and closing costs will be subsidized for purchase of affordable houses for first-time homebuyers.
13	Project Name	HOME15 - CHDO Operating
	Target Area	Citywide
	Goals Supported	Increase Rental Housing Opportunities Affordable Housing Creation
	Needs Addressed	Affordable Housing - Increased home ownership Affordable Housing- Development of New Units
	Funding	HOME: \$30,000
	Description	Funding will be used to support the operation of the local CHDOs.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	Up to 5 CHDOs will be assisted.
	Location Description	925 Laney Walker Blvd., 2nd Floor Augusta, GA 30901
	Planned Activities	Funding will be used to support the operation of up to 5 local CHDOs.
14	Project Name	HOPWA15 - Hope Health, Inc.
	Target Area	Citywide
	Goals Supported	Increase Provision of case management services Strategy for Persons with Special Needs Increase Housing Opportunities for PLWHA
	Needs Addressed	Homeless Services Public Services
	Funding	HOPWA: \$370,955
	Description	Funding will be used for the administration of HOPWA Program in Aiken and Edgefield Counties. Funds will be used to provide Tenant-Based Rental Assistance and STRMU assistance and supportive services.
	Target Date	12/31/2015

	Estimate the number and type of families that will benefit from the proposed activities	At least 92 clients living with HIV/AIDS will be assisted.
	Location Description	151 Waterloo Avenue SW, Aiken, SC 29801
	Planned Activities	This funding will be used for administration of the HOPWA Program in Aiken and Edgefield counties. Funds will be used to provide Tenant-Based Rental Assistance and STRMU assistance and supportive services.
15	Project Name	HOPWA15 - St. Stephen's Ministry
	Target Area	Citywide
	Goals Supported	Strategy for Persons with Special Needs Increase Housing Opportunities for PLWHA
	Needs Addressed	Homeless Services Public Services
	Funding	HOPWA: \$215,000
	Description	Funding will be used for the administration of the HOPWA Program in Burke, Columbia, McDuffie and Richmond Counties. Funds will be used to provide transitional housing and STRMU assistance.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	At least 38 clients with HIV/AIDS will be provided with supportive services and STRMU assistance will be provided to 50 clients with HIV/AIDS.
	Location Description	922 Greene St, Augusta, GA 30901
	Planned Activities	This funding will be used for the administration of the HOPWA Program in Burke, Columbia, McDuffie and Richmond Counties. Funds will be used to provide transitional housing and STMRU assistance.
16	Project Name	HOPWA15 - Family Initiative of the CSRA
	Target Area	Citywide
	Goals Supported	Increase Provision of case management services Strategy for Persons with Special Needs Increase Housing Opportunities for PLWHA

	Needs Addressed	Homeless Services Public Services
	Funding	HOPWA: \$150,000
	Description	Funding to be used for administration and operating costs, supportive services, STRMU assistance of the HOPWA Program in Burke, Columbia, McDuffie and Richmond Counties.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	50 clients with HIV/AIDS will receive STRMU assistance and supportive services.
	Location Description	1904 Highland Avenue Augusta, GA 30904
	Planned Activities	Funding to be used for administration and operating costs, supportive services, STRMU assistance of the HOPWA Program in Burke, Columbia, McDuffie and Richmond Counties.
17	Project Name	HOPWA15 - East Augusta CDC
	Target Area	Citywide
	Goals Supported	Strategy for Persons with Special Needs Increase Housing Opportunities for PLWHA
	Needs Addressed	Homeless Services Public Services
	Funding	HOPWA: \$174,000
	Description	Funding to be used for administration and operating costs, supportive services, STRMU assistance of the HOPWA Program in Burke, Columbia, McDuffie and Richmond Counties.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	At least 50 clients with HIV/AIDS will be assisted with STRMU and/or Supportive Services.
	Location Description	710 East Cedar Street, Augusta, GA 30901

	Planned Activities	Funding to be used for administration and operating costs, supportive services, STRMU assistance of the HOPWA Program in Burke, Columbia, McDuffie and Richmond Counties,
18	Project Name	HOPWA15 - Program Administration
	Target Area	Citywide
	Goals Supported	Increase Provision of case management services Strategy for Persons with Special Needs Increase Housing Opportunities for PLWHA
	Needs Addressed	Homeless Services Public Services
	Funding	HOPWA: \$32,163
	Description	This funding will be used by AHCDD to administer the HOPWA program.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	Up to 5 Partner Organizations providing HOPWA services will be supported.
	Location Description	925 Laney Walker Blvd., 2nd Floor Augusta, GA 30901
	Planned Activities	Program administration of 2015 HOPWA Grant funding.
19	Project Name	CDBG15 - Public Services - Augusta Mini Theatre
	Target Area	CDBG Eligible Area
	Goals Supported	Youth enrichment opportunities
	Needs Addressed	Youth Enrichment Opportunities Public Services
	Funding	CDBG: \$14,000
	Description	The Artistic Instruction program provides support, of the agency's artistic program instructors, to include piano, dance, and drama for low income youths and senior citizens. Augusta Mini Theater reaches low to moderate low-income children and youth starting at age 6 and also to senior citizens. Funding will assist with the salaries for instructors and facility utilities.
	Target Date	12/31/2015

	Estimate the number and type of families that will benefit from the proposed activities	50 low-income youth and seniors will be enriched.
	Location Description	2548 Deans Bridge Road, Augusta, Ga 30906
	Planned Activities	The Artistic Instruction program provides support, of the agency's artistic program instructors, to include piano, dance, and drama for low income youths and senior citizens. Augusta Mini Theatre reaches low to moderate low-income children and youth starting at age 6 and also to senior citizens. Funding will assist with the salaries for instructors and facility utilities
20	Project Name	CDBG15 - Public Services - Boys and Girls Club of CSRA
	Target Area	CDBG Eligible Area
	Goals Supported	Youth enrichment opportunities
	Needs Addressed	Youth Enrichment Opportunities Public Services
	Funding	CDBG: \$19,000
	Description	More Teens More Often Initiative will implement a teen program which includes academic support, leadership development, career development, community services, financial literacy and employment opportunities. BGC also has a program which provides a range of services including academic preparation; guidance from mentors; tours of colleges. This program targets 30 youth ages 12-18. Program funding is for equipment, materials and program participant transportation.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	At least 30 low-moderate income youth.
	Location Description	206 Milledge Road, Augusta, GA 30904

	Planned Activities	<p>Teen-oriented life enrichment, to include:</p> <ul style="list-style-type: none"> • Academic Support • Leadership development • Career development • Community Services • Financial Literacy • Employment opportunities
21	Project Name	CDBG15 - Public Services - CSRA Business League
	Target Area	Citywide
	Goals Supported	Youth enrichment opportunities
	Needs Addressed	Youth Enrichment Opportunities Public Services
	Funding	CDBG: \$12,500
	Description	The funding will allow the CSRA Business League to educate and mentor potential and existing business owners on the function of operating a business. Youth Entrepreneur & Leadership Program develop the entrepreneurial spirit/leadership skills of young people in the Laney Walker and Bethlehem Community in particular and other young people in the CSRA in general. Funding will purchase program materials and supplies, staff salary, room rental fees for workshops.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	At least 25-50 low/mod income youths will be enriched.
	Location Description	821 12th Street, Augusta 30901
	Planned Activities	<p>The funding will allow the CSRA Business League to educate and mentor potential and existing business owners on the function of operating a business.</p> <p>Youth Entrepreneur & Leadership Program develop the entrepreneurial spirit/leadership skills of young people in the Laney Walker and Bethlehem Community in particular and other young people in the CSRA in general. Funding will purchase program materials and supplies, staff salary, room rental fees for workshops.</p>

22	Project Name	CDBG15 - Public Services - CSRA EOA, Inc.
	Target Area	Citywide
	Goals Supported	Increase Rapid Re-Housing and Homeless Prevention Increase Provision of case management services Increase Rental Housing Opportunities
	Needs Addressed	Homeless Services Public Services
	Funding	CDBG: \$24,000
	Description	Home Plus Care Program which includes security deposits and leasing supplements, utilities assistance, case management and follow-up services. Funding will be used to provide security deposits (leasing) supplies, utilities, case management, client follow-up and administrative costs.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	Provide transitional housing up to 24 months for 70 families exiting Emergency Shelters
	Location Description	1261 Greene Street, Augusta, GA 30901
	Planned Activities	Provide transitional housing up to 24 months for 70 families exiting Emergency Shelters
23	Project Name	CDBG15 - Public Services - Golden Harvest Food Bank
	Target Area	Citywide
	Goals Supported	Strategy for Persons with Special Needs
	Needs Addressed	Public Services
	Funding	CDBG: \$14,000
	Description	The funding will be used to support the "Brown Bag Program," in which free food is provided to seniors monthly to supplement their diet.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	At least 250 seniors will benefit from nutrition supplementation.

	Location Description	3310 Commerce Dr., Augusta, GA 30909
	Planned Activities	"Brown Bag Program" to provide free food to seniors monthly to supplement their diet.
24	Project Name	CDBG15 - Public Services - Good Hope Social Services
	Target Area	CDBG Eligible Area
	Goals Supported	Youth enrichment opportunities
	Needs Addressed	Youth Enrichment Opportunities Public Services
	Funding	CDBG: \$5,000
	Description	Afterschool and Camp Hope Summer Enrichment Program – Tutorial and enrichment program designed to help students with homework. Special projects and computer technology 200 low/mod children. Funding will be used to assist with materials/supplies, scholarship assistance
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	Special projects and computer technology 200 low/mod children.
	Location Description	710 East Cedar Street, Augusta, GA 30901
	Planned Activities	Afterschool and Camp Hope Summer Enrichment Program – Tutorial and enrichment program designed to help students with homework.
25	Project Name	CDBG15 - Public Services - HCD Homeless Transportation
	Target Area	Citywide
	Goals Supported	Increase Provision of case management services Strategy for Persons with Special Needs Permanent Supportive Housing
	Needs Addressed	Homeless Services Public Services
	Funding	CDBG: \$32,500
	Description	Transportation services will be provided to our Pathways partner agencies that will refer their homeless clients to the program, which is operated by the Housing and Community Development Department.
	Target Date	12/31/2015

	Estimate the number and type of families that will benefit from the proposed activities	At least 100 homeless individuals and/or families.
	Location Description	925 Laney Walker Blvd., Augusta, GA 30901
	Planned Activities	Homeless Transportation services, 5-days a week (Monday-Friday) with supplemental local transit passes for times of service unavailability.
26	Project Name	CDBG15 - Public Services - Hope House, Inc.
	Target Area	CDBG Eligible Area
	Goals Supported	Increase Provision of case management services Increase Housing for the Homeless Strategy for Persons with Special Needs
	Needs Addressed	Homeless Assistance - Facilities Homeless Services Public Services
	Funding	CDBG: \$19,000
	Description	The funding will be used to provide transitional housing and supportive services to homeless vets. Freedom's Path provides 20 units of transitional housing and supportive services to 20 veterans who are homeless or who are at risk or suffer from Post-Traumatic Stress Disorder and or mental health disorders including substance use disorder.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	At least 20 veterans will be serviced.
	Location Description	1 Freedom Way, Augusta, GA 30904
	Planned Activities	20 units of transitional housing and supportive services to 20 veterans who are homeless or who are at risk or suffer from Post – Traumatic Stress Disorder and or mental health disorders including substance use disorder.
27	Project Name	CDBG15 - Public Services - Kids Restart, Inc.
	Target Area	CDBG Eligible Area
	Goals Supported	Youth enrichment opportunities

	Needs Addressed	Youth Enrichment Opportunities Public Services
	Funding	CDBG: \$19,000
	Description	Funding will be used to support cost associated with providing counseling and parenting classes to abused/ neglected children and their families. Kids Restart Visitation Center and parenting Services provide supervised visitation services & parenting instructions to families whose children are in state custody. CDBG funding will cover some program materials and supplies and client transportation.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	At least 130 children and 75 adults will be served.
	Location Description	303 Hale Street, Augusta, GA 30901
	Planned Activities	Funding will be used to support cost associated with providing counseling and parenting classes to abused/ neglected children and their families. Kids Restart Visitation Center and parenting Services – Provide supervised visitation services & parenting instructions to families whose children are in state custody. CDBG funding will cover some program materials and supplies and client transportation.
28	Project Name	CDBG15 - Public Services - MACH Academy, Inc.
	Target Area	CDBG Eligible Area
	Goals Supported	Youth enrichment opportunities
	Needs Addressed	Youth Enrichment Opportunities Public Services
	Funding	CDBG: \$15,000
	Description	The funding will be used to support cost related to projects that provides afterschool and summer camp through education that include mentoring, tutoring, academic support services, intervention, technology, recreation and pre-social enrichment in a safe and positive environment and tennis instructions. This project's funding will assist with staff salary, equipment purchase, materials/supplies and insurance.
	Target Date	12/31/2015

	Estimate the number and type of families that will benefit from the proposed activities	At least 135 low to moderate income clients.
	Location Description	1850 Chester Avenue, Augusta, GA 30906
	Planned Activities	Bridges – The funding will be used to support cost related to projects that provides afterschool and summer camp through education that include mentoring, tutoring, academic support services, intervention, technology, recreation and pre-social enrichment in a safe and positive environment and tennis instructions. This project's funding will assist with staff salary, equipment purchase, materials/supplies and insurance.
29	Project Name	CDBG15 - Public Services - New Bethlehem Community Center
	Target Area	CDBG Eligible Area
	Goals Supported	Youth enrichment opportunities
	Needs Addressed	Youth Enrichment Opportunities Public Services
	Funding	CDBG: \$10,000
	Description	The funding will be used towards operating and administrative costs. Community Development & Enrichment will provide homework assistance, tutoring, art & crafts, nutritious meals, summer day camp, computer literacy. CDBG funding of this project will assist with salary, utilities, materials/supplies and scholarship assistance.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	At least 100 low and moderate income youth.
	Location Description	1336 Conklin Avenue, Augusta, GA 30901
	Planned Activities	The funding will be used towards operating and administrative costs. Community Development & Enrichment will provide homework assistance, tutoring, art & crafts, nutritious meals, summer day camp, computer literacy. CDBG funding of this project will assist with salary, utilities, materials/supplies and scholarship assistance.
30	Project Name	CDBG15 - Public Services - Salvation Army of Augusta

	Target Area	CDBG Eligible Area
	Goals Supported	Increase Rapid Re-Housing and Homeless Prevention Increase Provision of case management services Increase Housing for the Homeless
	Needs Addressed	Homeless Services Public Services
	Funding	CDBG: \$21,500
	Description	The funding will be used to support cost of agency's Center of Hope Job Skills Provide life skills, employment training program, 3 months free. Funding will cover a portion of program supplies, salaries, utilities and training materials.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	At least 70 homeless / low-income men and women along Census Tract 8 will be provided training.
	Location Description	1384 Greene Street Augusta, GA 30901
	Planned Activities	The funding will be used to support cost of agency's Center of Hope Job Skills – Provide life skills, employment training program, 3 months free. Funding will cover a portion of program supplies, salaries, utilities and training materials.
31	Project Name	CDBG15 - Public Services - Senior Citizens Council
	Target Area	Citywide
	Goals Supported	Strategy for Persons with Special Needs
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	The funds will be used towards administrative and operating costs. This fund will assist 200 income eligible seniors and/or disabled individuals to complete an assessment to determine benefits they are to receive and apply for those benefits. With assistance from this grant staff salaries will be provided.
	Target Date	12/31/2015

	Estimate the number and type of families that will benefit from the proposed activities	At least 200 income eligible seniors will be served.
	Location Description	218 Oak Street, Suite L, Augusta, GA 30907
	Planned Activities	Conduct an assessment of income eligible seniors and/or disabled individuals to determine benefits they are to receive and apply for those benefits.
32	Project Name	CDBG15 - Public Services - United Way of the CSRA, Inc.
	Target Area	Citywide
	Goals Supported	Economic Development Youth enrichment opportunities
	Needs Addressed	Youth Enrichment Opportunities Public Services
	Funding	CDBG: \$19,000
	Description	The funding will be used to provide on the job training to AmeriCorps VISTA Program. These funds will provide salaries and fringe benefits and program travel for program participants.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	Provide 20 unemployed individuals with one year of Ameri-Corps VISTA services jobs employment training
	Location Description	1765 Broad Street, Augusta, GA 30904
	Planned Activities	On the job training for 20 AmeriCorps* VISTAs. The funding will be used to provide on the job training to AmeriCorps VISTA Program. These funds will provide salaries and fringe benefits and program travel for program participants.
33	Project Name	CDBG15 - Fair Housing
	Target Area	Citywide
	Goals Supported	Fair Housing

	Needs Addressed	Affordable Housing - Increased home ownership Public Services Affordable housing - Rental and Relocation
	Funding	CDBG: \$35,000
	Description	This funding will used for educational outreach activities to educate the public about Fair Housing Law and rights of citizens. Fair Housing outreach materials will continue to be disseminated to different entities such as housing counseling agencies throughout Augusta - Richmond County.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	925 Laney Walker Blvd., Augusta, GA 30901
	Planned Activities	This funding will used for educational outreach activities to educate the public about Fair Housing Law and rights of citizens. Fair Housing outreach materials will continue to be disseminated to different entities such as housing counseling agencies throughout the city.
34	Project Name	ESG15
	Target Area	Citywide
	Goals Supported	Increase Rapid Re-Housing and Homeless Prevention Increase Provision of case management services Increase Housing for the Homeless Strategy for Persons with Special Needs
	Needs Addressed	Affordable Housing - Increased home ownership Homeless Assistance - Facilities Homeless Services
	Funding	ESG: \$151,819
	Description	Funds will be used to support Rapid Re-housing, Homeless Prevention, Shelter Operations, Case Management and other program delivery in conjunction with the Augusta - Richmond County Continuum of Care.
	Target Date	12/31/2015

	Estimate the number and type of families that will benefit from the proposed activities	At least 580 individuals will be provided with assistance through AHCDD's Partner Agencies throughout Augusta - Richmond County.
	Location Description	925 Laney Walker Blvd., 2nd Floor, Augusta, GA 30901
	Planned Activities	Permanent Supportive Housing, Homeless Prevention, Rapid Re-housing, Shelter Operations and Case Management
35	Project Name	HOPWA15 - Uncommitted
	Target Area	Citywide
	Goals Supported	Strategy for Persons with Special Needs Increase Housing Opportunities for PLWHA
	Needs Addressed	Homeless Services Public Services
	Funding	HOPWA: \$129,971
	Description	Funding to be used for administration and operating costs, supportive services, STRMU assistance of the HOPWA Program in Burke, Columbia, McDuffie and Richmond Counties - 1-2 additional organizations will be identified for receipt of funding.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	1-2 additional organizations will be identified for receipt of funding.
	Location Description	925 Laney Walker Blvd., Augusta, Georgia, 30901
	Planned Activities	General administration of HOPWA services in Burke, Columbia, McDuffie and Richmond Counties.
36	Project Name	HOME15 - Program Administration
	Target Area	Citywide
	Goals Supported	General Program Administration
	Needs Addressed	Affordable Housing - Increased home ownership Affordable Housing- Development of New Units Affordable housing - Rental and Relocation
	Funding	HOME: \$90,847

	Description	Funds will be used for the administration of the HOME Program.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	925 Laney Walker Blvd., Augusta, GA 30901
	Planned Activities	General program administration of HOME Program funds.



AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Rational behind allocating investments geographically include ensuring Augusta - Richmond County is affirmatively further fair housing with housing programs offered city-wide, and ensuring HUD national objectives are met through infrastructure and code enforcement activities.

Geographic Distribution

Target Area	Percentage of Funds
LANEY-WALKER/BETHLEHEM NRS	15
CDBG Eligible Area	25
Citywide	55
Central Business District	5

Table 59 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Area-based programs have long been a feature of urban policy in Augusta - Richmond County. Some of these programs target areas because they have large numbers of individuals in need based on statistical data retrieved from sources such as the Census. However, others target areas because of the area characteristics themselves including population concentrations. One rationale is that this is an effective means to target lower income persons.

A second major rationale for area-based targeting is that concentrated poverty may have cumulative and qualitatively different effects on individuals, organizations, and infrastructure than less concentrated poverty, forming one category of 'area effects'. This means that in addition to any intervention to support poor individuals, additional special interventions may be needed to support individuals, organizations and infrastructure in these areas.

Thirdly, area-based funding can be used as a form of rationing funding. In some cases, the government makes available new money for a specific purpose which will only be targeted towards areas with specific needs, usually fewer than the total number of areas with those needs, because resources are limited.

Discussion

In considering the extent to which area-based indices are effective in targeting needy individuals, a first issue is to establish what indices are being used and what elements of need they are attempting to measure. Some measures produce an absolute score for deprivation but many give a relative outcome,

usually expressed in a ranking of different areas. Area deprivation indices can include a wide range of domains of deprivation, including income, employment, health and disability, education, skills and training, housing, and access to services.

In utilizing both methods, the effectiveness of targeting the poor and/or those in need is illustrated. Area targeting is a more complete way of reaching the identified poor while indices are necessary to reach areas where targeting traditional minority concentrations is unsuccessful. Likewise this dual methodology is more effective in reaching some sub-groups, particularly children, than others, like targeting alone. The use of which method to employ in what area should depend on the type of intervention, the costs and benefits expected to be produced, and the particular balance between completeness and efficiency in each case.



Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Augusta - Richmond County will support a variety of affordable projects including rehabilitation (owner and rental), acquisition, and the production of new units.

Augusta - Richmond County will support the redevelopment of its neighborhoods in a holistic manner. The neighborhood redevelopment needs include all types of housing development, public infrastructure improvement, improvement to commercial buildings, business expansion and historic preservation. The combination of initiatives will sustain a neighborhoods growth beyond the investment from Augusta – Richmond County.

The full needs analysis of the Consolidated Plan states the greatest housing need for the population of Augusta – Richmond County is for those with a cost burden or severe cost burden. Cost burden occurs when a household pays more than 30 percent of the household's gross monthly income towards housing. Severe cost burden occurs when a household pays more than 50 percent of the household's gross monthly income towards housing. Extremely low-income households, those earning less than 30 percent of the area median income experience these two housing problems at the highest rates and are at risk of homelessness when they cannot afford their housing.

Supporting affordable housing for all persons living within the neighborhood is a high priority for Augusta – Richmond County.

One Year Goals for the Number of Households to be Supported	
Homeless	100
Non-Homeless	120
Special-Needs	150
Total	370

Table 60 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	20
The Production of New Units	18
Rehab of Existing Units	15
Acquisition of Existing Units	5
Total	58

Table 61 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of Augusta and Richmond County is the designated Local Public Housing Agency (PHA). Established in 1937, The Housing Authority is governed by a five-member Board of Commissioners appointed by the local government. An Executive Director and staff of employees oversee the day-to-day operations of the Housing Authority and its properties. The Housing Authority currently administers 3,793 units under the Section 8 Housing Assistance Payment Program located on scattered sites throughout the city. The 3,793 units consists of 3,658 Section 8 Housing Choice Vouchers and 135 HUD-VASH Vouchers with a total resident count of 135 family members. Additionally, the Housing Authority has 192 Mod Rehabilitation Vouchers utilized by families in the River Glen Apartment community

Actions planned during the next year to address the needs to public housing

The annual budget for the Housing Authority exceeds \$20 million and includes expenditures to operate and maintain the public housing projects, provide housing assistance payments to Section 8 program participants, make capital improvements, provide security and other community services, and overall administration of the program.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Augusta Housing Authority residents have had a voice in management of AHA properties for a number of years. The Resident Advisory Board meets monthly and consists of approximately 60 residents. The board provides feedback to AHA management on all quality of life issues (security, maintenance and repairs, etc.), is involved in preparing grant applications, and makes recommendations regarding the AHA annual and five-year plans.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A - AHA is not designated as troubled.

The Housing Authority strives to continue to improve resident initiatives through innovation in program design, adding new programs through special grant programs and maintaining a close relationship with the residents. The Authority continues to build new partnerships and seek new resources in the local community as well as nationwide.

It offers the Section 8(y) Homeownership Program to its residents. This program is designed to promote and support homeownership for first-time homebuyers and allows one of more family members to purchase a house. The program permits participants who meet the general requirements for admission into the public housing Section 8 Housing Choice Voucher Program the option of purchasing a home with their assistance rather than renting.

The Authority provides academic assistance to youth and adults living in public housing. Each year, the Authority provides scholarships to resident youth and adults that will attend either college or technical school. In addition the Authority offers after-school tutoring programs a GED program for adults, an adult literacy program, special tutoring in math and reading for the youth and a Neighborhood Networks Center where residents can have access to computers, the internet and additional training.

The Authority works closely with residents who experience special problems. A drug abuse counselor assists residents with drug treatment and counseling. Provisions are made for the senior residents as well. Specific events for the seniors include Senior Health Fairs and Screenings, a Senior Olympics, an Old Fashioned Costume party and holiday activities. A Senior Services Coordinator is employed to provide a number of activities including case management. A partnership with JWC Helping Hand, which received a ROSS (Resident Opportunities for Self-Sufficiency) grant, provides a variety of services for the senior and disabled residents. Included are home care and assistance from housekeeping aides.

The Authority partners with the Family Y to provide a Child Development Center located adjacent to the Authority's offices. The center serves public housing parents by providing child care on a sliding scale basis for those parents that are attending school or working. Funding for this endeavor is provided through a HUD Resident Opportunity and Self-Sufficiency grant.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Several structural factors contribute to homelessness including:

1. Poverty—due to the decrease in livable wage jobs and the decline in the real value of minimum wage.
2. Lack of Affordable Housing—U. S. Department of Housing and Urban Development estimates that there are five million households in the U. S. with incomes below 50% of the local median who pay more than half of their income for rent or live in severely substandard housing. Also, there has been a decline in the number of housing units affordable to extremely low income households since 1991 and federal assistance has not been able to bridge the gap.
3. Disability—People with disabilities who are unable to work and must rely on entitlements can find it virtually impossible to find affordable housing.
4. Cutbacks—in health, mental health and alcohol and drug treatment services.
5. Lack of key services—affordable child care and transportation.

Individual risk factors that contribute to homelessness may include: domestic violence, chronic or unexpected health care expenses, untreated mental illness, substance abuse/addiction, divorce or separation, “aging out” of foster care, generational poverty, lack of education and job skills, and a variety of other circumstances. To address the root causes of homelessness, we must first provide safe, affordable, permanent housing with services sufficient to meet the needs of the homeless community. Once the basic needs of housing, nutrition and clothing are met, the next critical issues will include physical and mental health needs, legal issues, job training and employment, and financial management skills.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Augusta has established that the chronically homeless in our community have the highest need priority. Serenity Behavioral Health operates a local PATH Team with the mission of targeted street-to-home outreach utilizing a housing first approach for chronically homeless households and others with a disabling condition. Non-disabled individuals are referred to emergency shelter or transitional housing programs as quickly and effectively as possible. The CoC is currently in the process of implementing a coordinated intake and assessment system to ensure that appropriate intervention through program admissions that will allow community groups, faith-based organizations, and service providers to coordinate outreach efforts with professional staff and case managers trained to assist households through the process regardless of age, gender, ethnicity, disability, etc.

An annual outreach event that is community-based and draws hundreds of Augusta’s homeless and at-risk populations each year is the Homeless Stand Down. The Homeless Stand Down is an event begun

locally in Augusta at the turn of the century under the direction of the local Charlie Norwood VA Medical Center. Today, the event is coordinated under the partnership of the Augusta Housing Community Development Department, the Partner Agencies of the CoC and the local VA.

The CoC is looking to incorporate more outreach events into its annual calendar, in hopes that more individuals will be linked with appropriate services and resources to assist them in their return to stability.

Addressing the emergency shelter and transitional housing needs of homeless persons

Currently there are 215 emergency shelter beds and 150 transitional housing beds in Augusta. Transitional housing (TH) is utilized to both cover the costs of housing while also providing case management and supportive services to assist residences in achieving stability; providing this period of stability enables homeless persons to transition successfully to and maintain stable permanent housing outcomes, usually within 24 months of program entry. To achieve the national goal of ending homelessness, the City of Augusta and the CoC strongly encourage service providers to transform their current transitional housing programs to either permanent supportive housing or rapid re-housing. Working in conjunction with the Partner Agencies of the CoC, Augusta, through recent changes to its utilization of ESG funding, will increase the number of families with children who are assisted with rapid re-housing services to retain / achieve housing stability.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Augusta's goals for achieving our mission to end chronic homelessness in Augusta-Richmond County are to:

- Develop Effective Leadership & Engage Community Consistent, effective leadership in both the public and private sectors has the ability to implement policy that makes active participation in ending homelessness enticing to business and the community and establish a reliable source of funding for successful programs. A collaboration of representatives from non-profits and government agencies will work to recruit and maintain an equal composition of service providers, local government representation, private business and concerned individuals from the community in order to effectively execute a strategy for ending chronic homelessness. Low-Cost Permanent Housing Development & Maintenance No component is more important for both the chronically homeless and episodically homeless than safe, secure housing. In its "Ending Chronic Homelessness Study," SAMHSA states that the importance of a community

having a variety of safe, affordable housing options cannot be overstated. Without housing services, treatment cannot be effective. Currently, Walton Options operates some housing for persons with disabilities however, for the chronically homeless person, housing options are almost non-existent. Many communities operate SRO or Single Room Occupancy facilities that consist of small bedrooms with a kitchen, laundry room and common areas. Usually these facilities are tied to services and plans are developed that meet the need of each client. In addition, Shelter plus Care programs are an option. This is the voucher system where a portion of the rent is paid by the participant with the rest being subsidized. This mode of housing is also rich with services. Augusta currently has neither of these housing options available for the chronic homeless. However, we will begin to seek ways to create this type of housing in Augusta because homeless people all need housing which provides a base of stability and security so they can address and overcome the short-term or chronic issues that led to the homelessness. Integrate Housing with Treatment and Services. Currently Augusta lacks licensed residential treatment facilities, some service providers have only programs entailing residential/rehabilitation. Yet because of the magnitude of the problem most of these programs have waiting list. Currently, a number of barriers exist to effectively treating this population to include funding, lack of available services, the size and complexity of the problem, and differing philosophies. Housing in conjunction with a system of comprehensive care is the key to overcoming this problem and therefore we will begin to create a seamless system of care, reduce barriers, and coordinate and to improve our local services to this population.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Discharge planning to help those leaving institutions and rehabilitation programs access housing, mental health, and other necessary community services to prevent homelessness for those with mental illness or substance abuse. Providing short-term intensive support services immediately after discharge from hospitals, shelters, or jails has proven effective in further preventing recurrent homelessness during the transition to other community providers.

Discussion

To achieve this mission will require that service providers build and maintain a comprehensive homeless assistance network that will propose strategies to end homelessness for many individuals and families and will help attain the investment needed to achieve that end. We must build on successful programs that are in place, expanding their capacity to meet the level of need and put in place policies and agreements to work together as one comprehensive and effective countywide system of care.

AP-70 HOPWA Goals - 91.220 (I)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	126
Tenant-based rental assistance	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	10
Total	136



AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

In December of 2008, the *Analysis of Impediments to Fair Housing Study* was completed for Augusta-Richmond County by Western Economic Services, LLC, referred to as WES. The WES report updated a similar study completed by TONYA in 2003. The report indicated that both individual circumstances and government policies can serve as barriers to affordable housing. Individuals and families often lack the information, income, and access to financing that make it possible for them to live in affordable, standard housing. Some have to pay excessive amounts of their income for shelter and related costs. The types of government actions that can affect the supply of affordable housing include real estate taxes, land use controls, building codes, and code enforcement. A copy of this report is available at the AHCCD office.

By Department of Housing and Urban Development (HUD) standards, there are three scenarios where a household has a housing problem:

- If a household pays more than 30 percent of its gross monthly income for housing, it is considered “cost burdened.” HUD considers households that pay more than 50 percent of their income on housing costs to be *severely cost burdened*.
- If a household occupies a unit that lacks a complete kitchen or bathroom, the unit has a *physical defect*.
- If a household contains more members than the unit has rooms, the unit is *overcrowded*. Based on HUD’s definition, and according to 2000 Census data, 40.7 percent of Augusta renters (11,357) are cost burdened and 19.4 percent (5,397) are severely cost burdened. Not as many homeowners with a mortgage experience this housing problem; 28 percent (7,129) are cost burdened and 11.7 percent (2,982) are severely cost burdened. According to the Census 734 housing units, 0.9 percent of all units, lack complete kitchen facilities. Similarly, 1 percent of all households—totaling 801 households—lack complete plumbing facilities. As of 2000, 1,035 owners (or 2.5 percent of all owners) in Augusta were overcrowded. A greater number and percentage of renters were overcrowded: 2,761 or 9 percent of all renters. Provisions in a local zoning ordinance that control such factors as the density of development, the number of unrelated people residing in a living unit, and the location of manufactured homes can increase the cost of housing and concentrate affordable housing units in certain parts of the community. Code enforcement activities can lead to the removal of units that might be suitable for rehabilitation and reuse as affordable housing. Subdivision regulations require new development to occur on lots that meet minimum size requirements, but existing lots may be built on without regard to their size. The WES report also used 2000 Census data and the Home Mortgage Disclosure Act (HMDA) data for the years 2001 through 2006 to develop a profile of mortgage lending activity in Augusta. During this time, nearly 98,000 loan applications were process for home purchases, home improvements, refinancing mortgages, and multifamily properties. Just over 33,000 of these loan applications were specifically for home purchases. In

2001, 4,469 loans transactions were made with an increase to 6,689 by the year 2006. During this period, 12,536 loans were originated (loans were made) and 3,106 were denied. Loan denial rates were calculated by race and ethnicity of the loan applicants. In general, minority races tended to have higher denial rates than whites over the entire six year period. In particular, blacks experienced a denial rate of 22% during the six year period, with whites just 14.2 percent.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Suggested Actions – Home Ownership Counseling and Education

The study concluded that one of the best ways to increase loan approval rates and to decrease the number of foreclosures is to provide community outreach on a variety of related topics. The Housing Department felt that this community outreach was a vital need in the community and has worked to increase awareness of available homebuyer education services through its existing non-profit organizations. The purpose of these classes is to provide monthly education where families and individuals can gain the experience needed to purchase a home. The staff provides credit counseling, homebuyer education and mortgage lending education on the different products that are available. In addition, some of these also offer foreclosure prevention counseling in order to keep families in their homes.

Concerns and Issues Expressed by Survey Participants over the past five years

Respondents to this and past surveys also had a number of suggestions about enhancing the local housing and community development environment, delivery system, and commitment to housing production throughout the community. This includes needs, barrier or constraints to addressing the needs, and suggested actions that Augusta-Richmond County can consider in eliminating the constraints and barriers to housing. The general comments are segmented into three main areas: additional housing needs, barriers and constraints to resolving housing needs, and methods that Augusta-Richmond County can adopt to overcome their housing challenges.

Other Housing Needs

- Need for additional homeownership training
- Building codes need additional enforcement
- Elimination of vacant substandard dwellings
- Demolition of run-down residential properties
- Enforce housing standards and codes
- Enhance financial instruments for low-interest loans or grants

Barriers or Constraints to Resolving These Needs

- Landlords do not adequately maintain their property
- Availability of staff to enforce codes
- Shortage of funds to purchase and rehab
- Lack of political will or leadership
- Property that is inherited and heir do not live in the area

Ways Augusta-Richmond County Can Work Toward Resolving These Needs

- Enhance outreach and education about affordable housing tools and programs
- Demolish the dilapidated housing units, vacant and abandoned units
- Enforce existing building codes or property standards
- Establish stronger partnerships with banks, developers, and business
- Build more affordable rental and homeownership housing

A new *Impediment to Fair Housing Study* will address both the effectiveness of previous efforts and an implementation plan to overcome existing issues for residents. This new study will be prepared for

presentation to the full Commission sometime in January 2015 and its recommendations will serve as the plan for the department.

Discussion:

It was determined from this study that impediments to fair housing still exist in Augusta-Richmond County. One of the major areas of concern is in the mortgage denial rate for ethnic minorities. According to the data presented in Table E-1, Blacks and Hispanics face a significantly higher rate of mortgage denial. The main reason for this high denial rate is the lack of quality credit. In addition, there was an increase in predatory lending between 2002 and 2005 that targeted this population and resulted in a high foreclosure rate during the period of 2008 through 2009. One of the primary ways of decreasing predatory lending and improving credit is to offer Homeownership Counseling and Education. This education not only provides credit counseling but educates on the entire process from mortgage lending through home maintenance.



AP-85 Other Actions – 91.220(k)

Introduction:

As a collaborative facilitator, the Augusta Housing and Community Development Department continues to implement various actions to: (1) address obstacles to meeting underserved needs; (2) foster and maintain decent affordable housing; (3) to reduce lead-based paint hazards; (4) reduce the number of poverty-level families; (5) develop institutional structure; and (6) to enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

Currently, the primary obstacle to meeting all of the community development and affordable housing identified needs, including those identified as priorities, is the general lack of funding resources available to public and private agencies that serve the needs of low- and moderate-income residents. The amount of resources available to both private foundations and public agencies to address social, community, and economic development goals pale in comparison to the recognized needs. To address this obstacle, Augusta strongly encourages its own agencies as well as cooperating cities and other sub-recipients to seek other resources, build new partnerships and collaboratives, and to leverage additional funding whenever possible from local, State, Federal, and private sources. Although needs are high in all of the top priority areas, we are limited by funds available and resources, therefore, there is a high probability that some of these desired needs will not be addressed. Augusta urges HUD-funded programs and services to be flexible, while at the same time to be as efficient and effective as possible to achieve expected performance outcomes.

One of the most important steps in addressing obstacles to community development is identification and evaluation. Augusta – Richmond County is geographically very large; distances between service providers and clients remains a substantial logistical barrier. Much of the targeted lower-income community is located within the urban core and downtown areas of Augusta, with others scattered throughout South Augusta and parts of the West Augusta areas.

In Augusta, emerging obstacles for HUD-funded activities include language and culture, location and geography, limited resources, and program restrictions and regulations. To help overcome this obstacle, Augusta Housing and Community Development, as well as nearly all HUD sub-recipients, have targeted a need to recruit bilingual staff sensitive to cultural traditions, issues, and values. For this reason, AHCDD has begun to explore the option of having many of our public notices, including notifications of HUD funding cycles and upcoming Citizen Participation meetings, published in English and Spanish.

Actions planned to foster and maintain affordable housing

As noted elsewhere in the Consolidated Plan, poverty is a condition with no simple solutions. Poverty is a persistent situation in which low income results from an inability to enter the mainstream. To the extent possible, Augusta plans to reduce the number of households with incomes below the Federal

poverty level (extremely low-income households earning less than thirty percent (30%) of the AMI) through a combination of direct assistance and indirect benefit from neighborhood improvement activities. Augusta's Five-Year Consolidated Plan will focus primarily on supporting programs that raise household incomes and stabilize housing situations by supporting anti-poverty activities through the following:

- Rehabilitate substandard existing single-family or multi-family housing for income qualified owners or to owners who rent to income-qualified tenants;
- Provide increased affordable homeownership opportunities for low- and moderate – income households, including seniors and disabled;
- Rehabilitate or provide new affordable housing units that include handicap accessibility for seniors or the disabled;
- Encourage economic development in low- and moderate-income areas;
- Provide comprehensive homeless prevention housing programs;
- Provide Childhood Development, Child Care, and Youth Programs;
- Encourage Substance Abuse Recovery and Counseling Programs;
- Provide Job Training & Skills Development; and
- Provide Health Programs.

Actions planned to reduce lead-based paint hazards

Please refer to SP-65 of the 2015-2019 Consolidated Plan for a discussion of Augusta's Lead Based Paint Program designed to reduce lead-based paint hazards.

Actions planned to reduce the number of poverty-level families

As noted elsewhere in the Consolidated Plan, poverty is a condition with no simple solutions. Poverty is a persistent situation in which low income results from an inability to enter the mainstream. To the extent possible, Augusta plans to reduce the number of households with incomes below the Federal poverty level (extremely low-income households earning less than thirty percent (30%) of the AMI) through a combination of direct assistance and indirect benefit from neighborhood improvement activities. Augusta's Five-Year Consolidated Plan will focus primarily on supporting programs that raise household incomes and stabilize housing situations by supporting anti-poverty activities through the following:

- Rehabilitate substandard existing single-family or multi-family housing for income qualified owners or to owners who rent to income-qualified tenants;
- Provide increased affordable homeownership opportunities for low- and moderate – income households, including seniors and disabled;
- Rehabilitate or provide new affordable housing units that include handicap accessibility for seniors or the disabled;
- Encourage economic development in low- and moderate-income areas;
- Provide comprehensive homeless prevention housing programs;
- Provide Childhood Development, Child Care, and Youth Programs;
- Encourage Substance Abuse Recovery and Counseling Programs;
- Provide Job Training & Skills Development; and
- Provide Health Programs.

Actions planned to develop institutional structure

Augusta Housing and Community Development, on behalf of the City of Augusta, continues to play an important role in both facilitating and bringing together diverse interests toward developing new, and strengthening existing, institutional structures. Strengths and gaps regarding the institutional structure delivery system have been identified through the consolidated planning process which included surveys, community meetings, forums, other research, and ongoing program evaluation. With multiple agencies providing a variety of services to a diverse population, there can be a lack of coordination causing an overlap of services or issues, problems directing clients to the appropriate services, as well as the possibility of a client falling through the gaps. The system is further complicated by the geographical challenges of Augusta. The vast distances between clients and points of service contribute to the impediments encountered by private, non-profit, and government agencies attempting to provide public services to low-income residents. With the number and variety of participants in the delivery system it can be difficult to establish priorities and to allocate resources. In addition to these gaps in the delivery system, more recently as a result of local, state, and federal budget cuts, Augusta's partner agencies have all encountered some level of staffing cuts resulting in a lack of dedicated staff resources and effective implementation of the CDBG program. Addressing the community, social and economic development needs of low- and moderate-income people throughout the Augusta community is a comprehensive and at times a daunting undertaking. The formation of a sustainable institutional structure through partnerships and collaboration is vital.

The institutional structure incorporates the private, public, and nonprofit organizations that help carry out the Consolidated Plan in the local community. Augusta continues to encourage and support the formation of these leveraged efforts for projects and activities that create viable, self-sufficient communities; decent, affordable housing; a suitable living environment; and expanded economic development opportunities for low-income persons. This process has been responsive to new and emerging issues including new HUD rules and requirements, which are continually testing the strengths

and gaps of delivery systems. Augusta has developed and will implement the 2014-2019 Consolidated Plan and subsequent Annual Action Plans through public, nonprofit, and private sector partnerships and collaboration. This coordination of efforts and cooperation has been instrumental in meeting the wide-range of community development needs and will help carry out the Consolidated Plan.

Actions planned to enhance coordination between public and private housing and social service agencies

Augusta will continue to strive to increase affordable housing collaborative efforts with public and private sector entities, numerous advisory agencies, Community Housing Development Organizations (“CHDOs”), lending institutions, as well as other service providers and Code Enforcement. Efforts to increase the participation of the CDBG, HOME, Low-income Tax Credit, Federal, State and other local housing program sources will be directed at:

- Strengthening the housing service delivery system by working more closely with the Housing

Authority and by collaborating with non-profit organizations;

- Integrating community development block grant housing programs; and
- Working more closely with identified Community Housing Development Organizations (“CHDOs”) as well as local city government departments.

Discussion:

Please reference discussion offered above.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The 2014-2019 Consolidated Plan is a comprehensive planning document encompassing and identifying the Augusta's housing and community development needs and serves as the foundation of the performance measurement system of the HUD-funded programs.

As required by HUD, the identification of needs and the adoption of strategies to address those needs must focus primarily on low- and moderate-income individuals and households. Augusta's overall priority is to increase self-sufficiency and economic opportunity for lower-income residents and individuals with special needs so that they can achieve a reasonable standard of living. This Plan focuses on activities to be funded with the three primary entitlement grants from HUD (CDBG, HOME, and ESG).

The primary objective of the CDBG program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low and moderate income. The HOME Program will focus on providing decent, safe, and affordable housing, and alleviate rent burdens, homelessness, and deteriorating housing stock. The ESG program will provide outreach and emergency shelter, but places a much greater emphasis on helping people quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

Augusta leverages its CDBG, HOME, and ESG funds with other resources to increase the impact on housing, community development, and homelessness issues. Applicants requesting funds to support its programs and projects are required to show that they are leveraging other funds to meet their needs.

The following provides additional information about the CPD program requirements.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

- | | |
|--|---------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 150,000 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |

5. The amount of income from float-funded activities	0
Total Program Income:	150,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	75.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Currently, other forms of investment beyond those identified in Section 92.205 are not currently being utilized in Augusta's HOME Partnership Program.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Augusta, Georgia has selected to utilize the recapture provision in administering the HOME-assisted homebuyer programs. The HOME funds will be used to assist homebuyers through acquisition, rehabilitation, or new construction of single –family for sale housing to low income homebuyers. These funds will be provided to the homebuyer as HOME subsidy in the form of deferred payment loans, forgivable loans, and low interest loans. Whereas assistance will be provided to the homebuyer, CHDOs and other partners will be responsible for assisting homebuyer in completing all required documentation for submission.

AHCD will control the recapture/resale of the homebuyer property during the affordability period by utilizing the recapture provisions, depending on the type of assistance provided.

The HOME Rule at §92.254(a)(4) establishes the period of affordability for all homebuyer housing. For HOME-assisted homebuyer units under the recapture option, the period of affordability is based upon the direct HOME subsidy provided to the homebuyer that enabled the homebuyer to purchase the unit. The minimum affordability periods are outlined in the table below:

This is a mechanism to recapture all or a portion of the direct HOME subsidy if the HOME recipient

decides to vacate the unit within the affordability period at whatever price the market will bear. The recaptured funds will come from the net proceeds if available. Recaptured funds may be used for any HOME-eligible activity.

The homebuyer may sell the property to any willing buyer.

The sale of the property during the affordability period triggers repayment of the direct HOME subsidy that the buyer received when he/she originally purchased the home.

HOME funds will be utilized for principal buy-down and closing cost assistance. The subsidy for principal buy-down and closing cost will be provided in the form of a deferred loan (non-amortizing) to the borrower. The loan will be due and payable upon the resale of the home, refinancing for the home, upon death of the homebuyer, or if the homebuyer no longer occupies the home as his/her principal residence. This will be imposed during the duration of the period of affordability of all HOME-assisted homebuyer projects through a written agreement with the homebuyer and enforced via mortgage and lien documents.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Other Provisions

In the event HOME assistance is used only to develop the unit and not used to assist homebuyer lower purchase price from fair market, resale provisions must be used. If this occurs, the housing unit must be acquired by an eligible low-income family and the housing must be the principal residence of the family throughout the period of affordability. If the housing is transferred, voluntarily or otherwise, during the affordability period, it must be made available for subsequent purchase only to a buyer whose family qualifies as low income and will use the property as its principal residence.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Augusta does not at this time plan to use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206 (b).

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

All outreach services must be targeted toward a general homeless population and/or a general area where homeless individuals are known to inhabit. Outreach services should be specific to the four (4) eligible activities, engagement, case management, transportation, and emergency and mental health services.

As available, outreach services should seek to work with Continuum partners to ensure that the individual or family receives assistance in reaching stability. Homeless Individuals and families should be connected with area shelters, homelessness prevention funds, and/or rapid re-housing funds as needed to ensure their safety and well-being while transitioning from homelessness.

Participants who meet the HUD homeless definition and have an income of $\leq 30\%$ of the Area Median Income are eligible for the following activities:

Special populations should receive first priority when applying for homelessness prevention funding. Special populations include, but are not limited to:

Families with Children

Women with Children fleeing Domestic Violence

Men with Children fleeing Domestic Violence

Children leaving the Foster Care System

Persons with HIV/AIDS

Evaluating Individuals eligibility $\leq 30\%$ AMI

Case managers must evaluate all participants that are applying for ESG Homeless Prevention funding. As an intake process, case managers should utilize the income calculator located on the HUDExchange website to assess the income and assets of all applicants pursuant to the regulations at 24 CFR 5.

In order to remain eligible for homelessness prevention funds, applicants should have satisfactorily completed their housing stability plan and must continue to meet their goals as agreed to by their case manager. The family must be $\leq 30\%$ at the initial intake but must show progress to meet stability beyond their current income level. Subsequent assessments will not carry the $\leq 30\%$ stipulation. Applicants will be reassessed on an annual basis. Once an applicant is no longer

considered to be low income individuals/families (50% AMI), they will become ineligible for homeless prevention funding.

All Sub-recipients must have written standards that describe their intake, admission, termination and discharge processes. The written standards must meet the following guidelines:

It must state how the intake process takes place. During intake case managers must assess the client to ensure that the client receives the help they need which may include assisting them with gaining access to mainstream resources. The client file must be entered into Pathways to be eligible for assistance and referral.

It must state the process for admission into the program and/or shelter. Admission guidelines must provide a Plan to assist the client which shows the services requested and needed, how the services will be provided, and give a brief synopsis of individuals level of need. The admissions process should include all rules of the programs including the length of time they participant can remain in the facilities, the types of populations served in the facility, and rules of the facility.

It must state the process for terminating a family or individual from the program. Participants must be advised of this termination process during intake. The written standards should include an appeals process.

All client files must reflect that the client was informed of all shelter and program stipulations as written in the standards.

All ESG funded emergency shelters must meet the Habitability Standards and lead Based testing (\$576.55) standards in order to operate. Sub-recipients applying for ESG funds must submit an acceptable Lead Based Paint Risk Assessment and an acceptable Code Inspection Report in order to secure funding.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Augusta - Richmond County CoC is in the process of developing a coordinated intake and assessment system, with plans for piloting to begin in mid - 2015.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

In Augusta-Richmond County, ESG funds are awarded through a competitive process which follows Federal guidelines. Augusta Housing and Community Development operates an annual application cycle to make funds available to private nonprofit organizations, including community and faith-based organizations. AHCD solicits proposals for annual ESG allocations through advertisement in local newspapers, through publication to the Department's website and through mass electronic

mail communication. These publication steps are done to invite qualified non-profits, community groups, faith-based organizations and governmental entities to apply for funding.

The applications process for AHCD's ESG program is on an annual application cycle that begins in February of each year and ends in May of each year. All applications will be submitted electronically with the assistance of a DropBox for documents required for submission. All applicants will be afforded Technical Assistance until two weeks before the closing date of the applications cycle.

All applicants must attend the mandatory application workshop that will be held in February of each year. Applications will be opened on the date announced during the workshop. The workshop will provide pertinent information about completing the application and eligible activities that can be performed under the ESG regulations.

Once the application cycle has ended, all accepted applications are evaluated by AHCD staff persons for the basic requirements (see appendix A). If an applicant meets the basic requirements their application moves on to the next phase of review (see appendix B) and are scored based on a scale of 100. Applicants are then ranked by score and appropriations are made based on the feasibility of the project, the capacity of the organization, and the anticipated outcomes. Per HUD regulatory requirements, AHCD consults with the local CoC to provide recommendations of the funding allocation and needs of the community in order to work in collaborative effort with the CoC towards the goal of preventing and eliminating homelessness.

Recommendations for eligible projects are based upon the resources, capacity, knowledge, and experience of applicants to effectively implement and administer the ESG-funded program. Should there be a change in allocation amount, appropriations are adjusted accordingly. Funding is allocated as part of the One-Year Action Plan approval process which includes public hearings and presentation to and approval from the Augusta-Richmond County Board of Commissioners.

Once approved through the One-Year Action Plan process, sub-recipients enter into one year agreements with AHCD to define:

- The level of ESG funding;
- The anticipated source and amount of matching funds (24CFR 576.201) contributed by the agency/organization; and
- Documentation or reporting requirements. Receipt of Agreement and Terms
- Match Requirements and source of match

ESG allocations are available to private nonprofit organizations and will continue to be allocated based on the guidelines as provided in the outline process above.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with

homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The CoC has plans in place to establish a Consumer Advisory Committee, to serve in partnership with the CoC's Executive Committee, in representing the perspectives and priorities of the homeless and at-risk of homeless populations in the local community. Beginning in 2014, the CoC's Executive Committee is undertaking focused outreach efforts to identify appropriate homeless and formerly homeless members of the community to comprise this Committee. Once fully formed, this Committee will represent at least two standing votes within the Executive Committee structure as defined in the CoC's Governance Charter.

5. Describe performance standards for evaluating ESG.

Shelter:

- Percentage of clients who exit shelter to permanent housing over a one-year period (Target: 70%).
- Percentage of clients who exit shelter in less than 90 days (Target 90%).

Shelter (services):

- Percentage of eligible clients in ES who are connected with entitlement benefits and/or mainstream benefits before leaving shelter (Target 95%).
- Percentage of clients who have a special need (as identified on Pathways' Special Needs screen) or two or more significant barriers to housing stability (Target 65%).

Street Outreach

- Percentage of clients receiving outreach who participate in case management, including street-based case management, in a six-month period (Target 80 %).
- Percentages of clients who remain in housing (shelter or are rapidly re-housed over a six-month period) (Target 50%).
- Percentage of clients who remain in housing (shelter or permanent) three months after receiving assistance (Target 50%).

Homeless Prevention

- Percentage of clients receiving assistance who are connected with entitlement benefits and/or mainstream benefits (Target 75%).
- Percentage of clients receiving assistance who are members of a priority special need group (Target 75%).
- Percentage of clients receiving assistance who receive and individualized service plan, including client goals (Target 95%).

- Percentage of clients receiving assistance who are still stably housed three months after assistance (Target 75%).
- Percentage of clients who received assistance who are still stably housed six month after assistance (Target 65%).

Rapid Re-housing

- Percentage of clients receiving assistance who are connected with entitlement benefits and / or mainstream benefits (75%).
- Percentage of clients receiving assistance who are members of apriority special need group (Target 75%).
- Percentage of clients receiving assistance who receive an individualized service, plan including client goals (Target 95%).
- Percentage of clients receiving assistance who are still stably housed three months after assistance (65%).
- Percentage of clients receiving assistance who are still stably housed six months after assistance (55%).



Attachments



Grantee SF-424's and Certification(s)



OFFICE OF THE MAYOR

530 Greene Street, Augusta, GA 30911
(706) 821-1831 - fax (706) 821-1838

April 8, 2015

Ms. Mary D. Presley, Director
U.S. Department of Housing & Urban Development
Georgia State Office, Community Planning & Development
Five Points Plaza
40 Marietta Street, NW, 15th Floor
Atlanta, GA 30303-9812

SUBJECT: 2015-2019 Consolidated Plan & 2015 Action Plan, City of Augusta, Georgia

Dear Ms. Presley:

In accordance with the Consolidated Plan regulations at 24 CFR 91.250, the City hereby submits its 2015-2019 Consolidated Plan and 2015 Action Plan for the period beginning January 1, 2015 and ending December 31, 2019. Enclosed is an original hard copy of the IDIS plan submitted for your review.

If you should have any questions concerning the report, please contact Hawthorne Welcher, Jr., Interim Director of the Housing and Community Development at (706) 821-1797.

Sincerely,

A handwritten signature in blue ink that reads "Hardie Davis, Jr." in a cursive style.

Hardie Davis, Jr.
Mayor

HD/dje

Enclosures

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		
* 2. Type of Application: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision		
* If Revision, select appropriate letter(s): _____ * Other (Specify): _____		
* 3. Date Received: _____		4. Applicant Identifier: _____
5a. Federal Entity Identifier: _____		5b. Federal Award Identifier: _____
State Use Only:		
6. Date Received by State: _____		7. State Application Identifier: _____
8. APPLICANT INFORMATION:		
* a. Legal Name: Augusta, Georgia		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 58-2204274		* c. Organization DUNS: 075438418000
d. Address:		
* Street1: 925 Lancy Walker Boulevard, 2nd Floor		
Street2: _____		
* City: Augusta		
County/Parish: Richmond		
* State: GA: Georgia		
Province: _____		
* Country: USA: UNITED STATES		
* Zip / Postal Code: 30601		
e. Organizational Unit:		
Department Name: Housing & Community Develop.		Division Name: _____
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Mr.		* First Name: Hawthorne
Middle Name: _____		
* Last Name: Welch		
Suffix: Jr.		
Title: Interim Director		
Organizational Affiliation: Augusta-Richmond County Government		
* Telephone Number: 706-821-1797		Fax Number: 706-821-1784
* Email: hwelcher@augusta.gov		

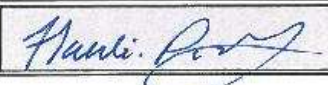
Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="City or Township Government"/>	
Type of Applicant 2: Select Applicant Type: <input type="text"/>	
Type of Applicant 3: Select Applicant Type: <input type="text"/>	
* Other (specify): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text" value="U.S. Department of Housing & Urban Development"/>	
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14.218"/>	
CFDA Title: <input type="text" value="Community Development Block Grant (CDBG) Program"/>	
* 12. Funding Opportunity Number: <input type="text"/>	
* Title: <input type="text"/>	
13. Competition Identification Number: <input type="text"/>	
Title: <input type="text"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <div> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </div>	
* 15. Descriptive Title of Applicant's Project: <input type="text" value="The program contains numerous activities designed to improve the existing housing stock, increase private investments, develop public facilities and preserve historic structures."/>	
Attach supporting documents as specified in agency instructions. <div> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/> </div>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: 1001b	* b. Program/Project: 1001b
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date: 01/01/2015	* b. End Date: 12/31/2015
18. Estimated Funding (\$):	
* a. Federal:	1,689,993.00
* b. Applicant:	
* c. State:	
* d. Local:	
* e. Other:	
* f. Program Income:	150,000.00
* g. TOTAL:	1,839,993.00
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> .	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: Mr.	* First Name: Hardie
Middle Name:	
* Last Name: Davis	
Suffix: Jr.	
* Title: Mayor	
* Telephone Number: 706-821-1831	Fax Number: 706-821-1835
* Email: mayordavis@augusta.gov	
* Signature of Authorized Representative	* Date Signed: 04/08/2015

gms
4/11/15

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		
* 2. Type of Application: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision		
* If Revision, select appropriate letter(s): _____ * Other (Specify): _____		
* 3. Date Received: _____		4. Applicant Identifier: _____
5a. Federal Entity Identifier: _____		5b. Federal Award Identifier: _____
State Use Only:		
6. Date Received by State: _____		7. State Application Identifier: _____
8. APPLICANT INFORMATION:		
* a. Legal Name: Augusta, Georgia		
* b. Employee/Taxpayer Identification Number (EIN/TIN): 58-2204274		* c. Organizational DUNS: 0714384180000
d. Address:		
* Street1: 925 Lancy Walker Boulevard, 2nd Floor		
Street2: _____		
* City: Augusta		
County/Parish: Richmond		
* State: _____ USA: Georgia		
Province: _____		
* Country: _____ USA: UNITED STATES		
* Zip / Postal Code: 30901		
e. Organizational Unit:		
Department Name: Housing & Community Develop.		Division Name: _____
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Mr. * First Name: Hawthorne		
Middle Name: _____		
* Last Name: Welcher		
Suffix: Jr.		
Title: Interim Director		
Organizational Affiliation: Augusta-Richmond County Government		
* Telephone Number: 706-821-1757		Fax Number: 706-821-1784
* Email: jwelcher@augustaga.gov		


Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="C: City or Township Government"/>	
Type of Applicant 2: Select Applicant Type: <input type="text"/>	
Type of Applicant 3: Select Applicant Type: <input type="text"/>	
* Other (specify): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text" value="U.S. Department of Housing & Urban Development"/>	
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14.231"/>	
CFDA Title: <input type="text" value="Emergency Solutions Grant (ESG) Program"/>	
* 12. Funding Opportunity Number: <input type="text"/>	
* Title: <input type="text"/>	
13. Competition Identification Number: <input type="text"/>	
Title: <input type="text"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <div> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </div>	
* 15. Descriptive Title of Applicant's Project: <input type="text" value="This program will provide assistance to local homeless service providers to increase services to the homeless."/>	
Attach supporting documents as specified in agency instructions. <div> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/> </div>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="100th"/>	* b. Program/Project: <input type="text" value="100th"/>
Attach an additional list of Program/Project Congressional Districts if needed. <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date: <input type="text" value="01/01/2015"/>	* b. End Date: <input type="text" value="12/31/2015"/>
18. Estimated Funding (\$):	
* a. Federal:	151,819.00
* b. Applicant:	
* c. State:	
* d. Local:	
* e. Other:	
* f. Program Income:	
* g. TOTAL:	151,819.00
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process? <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes" provide explanation and attach <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001) <input checked="" type="checkbox"/> ** I AGREE ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Marcie"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Davis"/>	
Suffix: <input type="text" value="Jr."/>	
* Title: <input type="text" value="Mayor"/>	
* Telephone Number: <input type="text" value="706-821-1831"/>	Fax Number: <input type="text" value="706-821-1835"/>
* Email: <input type="text" value="mayordavis@augustaga.gov"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="04/08/2015"/>

GMS
4/9/15


Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		
* 2. Type of Application: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision		
* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>		
* 3. Date Received: <input type="text"/>		4. Applicant Identifier: <input type="text"/>
5a. Federal Entity Identifier: <input type="text"/>		5b. Federal Award Identifier: <input type="text"/>
State Use Only:		
6. Date Received by State: <input type="text"/>		7. State Application Identifier: <input type="text"/>
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="Augusta, Georgia"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="58-2204274"/>		* c. Organizational DUNS: <input type="text" value="0734384130000"/>
d. Address:		
* Street1: <input type="text" value="925 Laney Walker Boulevard, 2nd Floor"/>		
Street2: <input type="text"/>		
* City: <input type="text" value="Augusta"/>		
County/Parish: <input type="text" value="Richmond"/>		
* State: <input type="text" value="GA: Georgia"/>		
Province: <input type="text"/>		
* Country: <input type="text" value="USA: UNITED STATES"/>		
* Zip / Postal Code: <input type="text" value="30601"/>		
e. Organizational Unit:		
Department Name: <input type="text" value="Housing & Community Develop."/>		Division Name: <input type="text"/>
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text" value="Mr."/>		* First Name: <input type="text" value="Hawthorne"/>
Middle Name: <input type="text"/>		
* Last Name: <input type="text" value="Welcher"/>		
Suffix: <input type="text" value="Jr."/>		
Title: <input type="text" value="Interim Director"/>		
Organizational Affiliation: <input type="text" value="Augusta-Richmond County Government"/>		
* Telephone Number: <input type="text" value="706-821-1797"/>		Fax Number: <input type="text" value="706-821-1794"/>
* Email: <input type="text" value="hwelcher@augusta.gov"/>		

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="City or Township Government"/>	
Type of Applicant 2: Select Applicant Type: <input type="text"/>	
Type of Applicant 3: Select Applicant Type: <input type="text"/>	
* Other (specify): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text" value="U.S. Department of Housing & Urban Development"/>	
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14.239"/>	
CFDA Title: <input type="text" value="Home Investment Partnership (HOME) Program"/>	
* 12. Funding Opportunity Number: <input type="text"/>	
* Title: <input type="text"/>	
13. Competition Identification Number: <input type="text"/>	
Title: <input type="text"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <div> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </div>	
* 15. Descriptive Title of Applicant's Project: <input type="text" value="To correct substandard housing conditions and provide new affordable housing to low and moderate income neighborhoods."/>	
Attach supporting documents as specified in agency instructions. <div> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/> </div>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="10.01"/>	* b. Program/Project: <input type="text" value="10.01"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
17. Proposed Project:	
* a. Start Date: <input type="text" value="01/01/2015"/>	* b. End Date: <input type="text" value="12/31/2015"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="673,471.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text" value="215,000.00"/>
* g. TOTAL	<input type="text" value="908,471.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process? <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001) <input checked="" type="checkbox"/> ** I AGREE ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Hankle"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Davis"/>	
Suffix: <input type="text" value="Jr."/>	
* Title: <input type="text" value="Mayor"/>	
* Telephone Number: <input type="text" value="706-821-1831"/>	Fax Number: <input type="text" value="706-821-1835"/>
* Email: <input type="text" value="mayordavis@augustaga.gov"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="04/08/2015"/>

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		
* 2. Type of Application: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision		
* If Revision, select appropriate letter(s): _____ * Other (Specify): _____		
* 3. Date Received: _____		4. Applicant Identifier: _____
5a. Federal Entity Identifier: _____		5b. Federal Award Identifier: _____
State Use Only:		
6. Date Received by State: _____		7. State Application Identifier: _____
8. APPLICANT INFORMATION:		
* a. Legal Name: Augusta, Georgia		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 58-2204274		* c. Organization DUNS: 0734384180000
d. Address:		
* Street1: 925 Laney Walker Boulevard, 2nd Floor		
Street2: _____		
* City: Augusta		
County/Parish: Richmond		
* State: GA: Georgia		
Province: _____		
* Country: USA: UNITED STATES		
* Zip / Postal Code: 30901		
e. Organizational Unit:		
Department Name: Housing & Community Develop.		Division Name: _____
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Mr. * First Name: Daxthorne		
Middle Name: _____		
* Last Name: Welcher		
Suffix: Jr.		
Title: Interim Director		
Organizational Affiliation: Augusta-Richmond County Government		
* Telephone Number: 706-821-1797		Fax Number: 706-821-1784
* Email: hwelcher@augustaga.gov		

Application for Federal Assistance SF-424		
* 9. Type of Applicant 1: Select Applicant Type:		
C: City or Township Government		
Type of Applicant 2: Select Applicant Type:		
Type of Applicant 3: Select Applicant Type:		
^ Other (specify):		
* 10. Name of Federal Agency:		
U.S. Department of Housing & Urban Development		
11. Catalog of Federal Domestic Assistance Number:		
14.241		
CFDA Title:		
Housing Opportunities for Persons With AIDS (HOPWA) Program		
* 12. Funding Opportunity Number:		
* Title:		
13. Competition Identification Number:		
Title:		
14. Areas Affected by Project (Cities, Counties, States, etc.):		
	Add Attachment	Delete Attachment
View Attachment		
* 15. Descriptive Title of Applicant's Project:		
This program will provide assistance to persons living with H.I.V. / A.I.D.S. in the local MSA in the form of STRHO, transitional housing and supportive services.		
Attach supporting documents as specified in agency instructions.		
Add Attachments	Delete Attachments	View Attachments

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="10th"/>	* b. Program/Project: <input type="text" value="10th"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
17. Proposed Project:	
* a. Start Date: <input type="text" value="01/01/2015"/>	* b. End Date: <input type="text" value="12/31/2015"/>
18. Estimated Funding (\$):	
* a. Federal	1,072,000.00
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	1,072,000.00
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process? <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> . <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach <input type="text"/> <div style="text-align: right;"> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </div>	
21. "By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001) <input checked="" type="checkbox"/> ** I AGREE <small>** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small>	
Authorized Representative:	
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Hardie"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Davis"/>	
Suffix: <input type="text" value="Jr."/>	
* Title: <input type="text" value="Mayor"/>	
* Telephone Number: <input type="text" value="706-321-1835"/>	Fax Number: <input type="text" value="706-321-1835"/>
* Email: <input type="text" value="mayordavis@augustaga.gov"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="04/06/2015"/>

